



MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Thursday, June 03, 2021; 01:00pm
Location / Address	REMOTE PARTICIPATION VIA ZOOM AND YouTube Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached) Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman

Please note: If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:
<https://zoom.us/j/92280688302?pwd=aGs3K2tLSzFaOVpNbENtM0pHd28wUT09>

Meeting ID: 922 8068 8302 **Password:** 153126
Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126

To watch live feed, click here: <https://www.youtube.com/watch?v=wDqg-d0I73I>

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice-Chair), John McLaughlin, Abby Camp, Val Oliver

Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. ARTICLE 82 BRIEF DISCUSSION WITH KEVIN KUESTER**III. CONSENT WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Melissa Druley 05-3770	10 Candle House Lane	Firepit/patio/pergola	55.4.4/51	LINK
			• Firepit must not be visible at time of inspection and in perpetuity		
2.	Kim Taylor 05-3854	76 Easton Street	Fence	42.4.1/33	Linda Williams
			• To match existing fence		
3.	Josh Grey	2 Sandplain Drive	Re-site garage	68/356	KOH Architecture
			• Must submit the updated site plan		

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Union Lodge Masons	30A Main Street	Revisions to wall sign	42.3.1/2.5	Sign Here Nantucket
2.	Union Lodge Masons	30B Main Street	Projecting sign	42.3.1/2.5	Julia Morash
3.	Union Lodge Masons	30 Main Street Unit C	Projecting sign	42.3.1/2.5	Laurie Herrmann
4.	Martha Sargent	35B Old South Road	Projecting sign	68/6	Erica Marrero
5.	Susan Fisher Trust	1 Cherry Street	Wall sign	55/377.1	Julie Kellogg
6.	29 Center St LLC	29 Center Street	Master Sign Plan	42.3.1/122.2	Plymouth Sign Co
7.	29 Center St LLC	29 Center Street	Rev- Faraway letter sign	42.3.1/122.2	Plymouth Sign Co
8.	Nant Island Land Bank	168 Hummock Pond Road	Quarter board	65/13.2	Sustainable Nantucket
9.	Nant Island Land Bank	168 Hummock Pond Road	Informational sign	65/13.2	Sustainable Nantucket

V. NEW BUSINESS (05/18/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ACKKL, LLC 05-3767	5 Chestnut Street	Temporary door change	42.3.1/4	Willem Learn
2.	Adair Prall 05-3771	3 Sylvia Lane	Shed addition	42.4.4/11	LINK
3.	VTT 48 Center St 05-3772	48 Center Street	Color change	42.3.1/1	LINK
4.	Kevin Bates 05-3773	28 Norwood (Portion of)	New dwelling	71.3.3/109	Linda Williams
5.	Heather Haddon 05-3808	21 Milk Street	Trim color change	42.3.3/87	Twig Perkins
6.	251 Hummock Pond LLC 05-3774	251 Hummock Pond Rd	Pool and hardscape	83/26	LFW/Mark Lombardi
7.	251 Hummock Pond LLC 05-3775	251 Hummock Pond Rd	Cabana	83/26	LFW/Mark Lombardi
8.	251 Hummock Pond LLC 05-3776	251 Hummock Pond Rd	Shed	83/26	LFW/Mark Lombardi
9.	86 Cliff Road 05-3778	84/86 Cliff Road	Move off to 86 Cliff	30/74	Robert Newman
10.	86 Cliff Road 05-3779	84/86 Cliff Road	Move on frm 84 Cliff/part demo/addi	30/74	Robert Newman
11.	Elizabeth Powell 05-3780	71 Cliff Road	Pool	30/160	Atlantic Landscaping
12.	Ron Winters 05-3781	6B Essex Road	Rooftop solar	67/598	ACK Smart
13.	Village Way R.T. 05-3782	6 Village Way	New dwelling	14/42	Workshop APD
14.	Grey Lady Lane 05-3783	6 Grey Lady Lane	New dwelling	66/703	Val Oliver Design
15.	Milton Rowland 05-3874	18 Mt Vernon Street	Addition	55.4.4/32.1	Self
16.	Hope Poor 05-3785	Tuckernuck "Over the Hill"	Rooftop solar	96/2.1	John Phinney
17.	Hams Tucker NT 05-3786	Tuckernuck "Far Out"	Rooftop solar	94/23	John Phinney
18.	Dakota 5W LLC 05-3820	5 Westerwick Drive	New dwelling	73/26	Workshop APD
19.	Dakota 5W LLC 05-3787	5 Westerwick Drive	Pool and hardscape	73/36	Ahern
20.	33 N Mill LLC 05-3789	7 N Mill St	New dwelling	55.44/77	Sophie Metz Design
21.	Kelly Carrero 05-3790	8 Walnut Lane	Driveway/apron	42.3.4/69	Robert Newman
22.	William Hokkanen Trust 05-3791	73 N Liberty St	Foundation + addition	41/141	NAG
23.	Hugh Davis 05-3721	112 Main Street	Rev 58361 add + reno	42.3.3/104	Gryphon Architects
24.	Kingfisher R.T. 05-3719	278 Polpis Road	Rev 2488 relocate on site	25/2	Gryphon Architects
25.	Mark Wilmot 05-3718	35 Monomoy Road	Rev 15851 fenest + dormer	54/74	Gryphon Architects
26.	PFox Nantucket LLC 05-3792	20 Orange Street	Addition + fenestration	42.3.2/70	Botticelli + Pohl
27.	Cheryl Gilbert ETAL 05-3793	16 D Street	Addition + fenestration	60.2.1/2	EMDA
28.	Cheryl Gilbert ETAL 05-3794	16 D Street	GH foundation/color chg/fenes	60.2.1/2	EMDA
29.	Frederick Hahn 05-3795	50 Eel Point Road	Garage	32/25.1	EMDA
30.	Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Landscaping
31.	Wendzicki C. ETAL 05-3726	13 Equator Drive	Pool	66/261	JB Studios
32.	Wendzicki C. ETAL 05-3727	13 Equator Drive	Cabana	66/261	JB Studios
33.	Dolores Martin 05-3796	80 Easton Street	Spa	42.4.2/6	Self
34.	Stephen Slosek 05-3798	40 Polpis Road	Rooftop solar	54/265	Karen Alence

35. Daniel Omstead 05-3799	9 Quaise Pasture Road	Garage/studio	26/20.1	SMRD
36. Alex Karis 05-3855	11 Mill Hill Lane	Rev 11-2356 fenes + pergola	55/924	Brook Meerbergen
37. Ack11 Pleasant LLC 05-3810	11 Pleasant Street	Replace windows	42.3.3/121	Linda Williams
38. 37 Pocomo Road RT 05-3811	37 Pocomo Road	Pool and hardscape	14/38	Ahern
39. 37 Pocomo Road RT 05-3813	37 Pocomo Road	Cabana	14/38	Workshop/APD
40. 11 India Street LLC 05-3814	11 India + 31 Center	Bike bollards	42.3.1/122 + 68	Ahern
41. 11 India Street LLC 05-3816	11 India Street	Fence	42.3.1/122.2	Ahern
42. Cannonbury Lane Part. 05-3817	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
43. Cannonbury Lane Part. 05-3788	14 Cannonbury Lane	Pool and hardscape	74/111	Ahern
44. Gifford Whitney A Trst 05-3818	6 Lily Street	Window and door change	42.3.4/45	CWA
45. 8 Walsh LLC 05-3819	8 Walsh Street	Addition	42.4.1/83	Brook Meerbergen
46. Barry + Robert Ang 05-3821	11 Jonathan Way	New dwelling	75/42	McMullen + Assoc.
47. Barry + Robert Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen + Assoc.
48. Barry + Robert Ang 05-3823	11 Jonathan Way	Shed	75/42	McMullen + Assoc.
49. Barry + Robert Ang 05-3824	11 Jonathan Way	Pool and hardscape	75/42	McMullen + Assoc.
50. LBC Sconset LLC 05-3826	9 Hawk's Circle	Re-site + bumpout	74/37.1	JGG Architects
51. Beach Not LLC 05-3827	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
52. Beach Not LLC 05-3828	16 Cannonbury Lane	Rev 02-3026 re-site + window	74/12	JGG Architects
53. 103 Main Street LLC 05-3829	103 Main Street	Granite post	42.3.3/153	Atlantic Landscaping
54. Renehan Steven J. 05-3830	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Landscaping
55. 38 Prospect LLC 05-3831	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	LFW/Mark Lombardi
56. Greg Raiff 05-3832	100 Low Beach Road	Rev 10-21882 minor revs	75/27	Bernice Wahler
57. Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
58. Jim Helfrich 05-3834	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
59. Earret LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
60. John Berry 05-3837	22 Eel Point Road	Demo/move off dwelling	40/45	Emeritus
61. John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
62. Bill Burke 05-3839	54 Pochick Ave	Addition	79/128	Emeritus
63. Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
64. Doug Meyer 05-3840	18 Gardner Road	Garage	43/135	Emeritus
65. Darrell Ferguson 05-3842	28 Main St, Sias	Rev 02-2856 cupola + pergola	73.3.1/47	Emeritus
66. Eric Kraeutler 05-3843	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
67. Eric Kraeutler 05-3844	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
68. Hannah Gardner House 05-3845	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
69. NISDA 05-3846	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
70. NISDA 05-3847	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
71. NISDA 05-3848	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
72. William Scannell 05-3849	119R Eel Point Road	Rev 12-2446 cupola revs	33/17.1	BPC
73. Sweet Meadow Sylvia 05-3851	74 W Chester Street	Hardscape	41/478	NAG
74. Kim Taylor 05-3852	76 Easton Street	Demo garage	42.4.1/33	Linda Williams
75. Kim Taylor 05-3853	76 Easton Street	New shed	42.4.1/33	Linda Williams

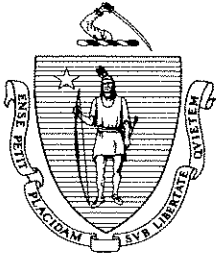
VI. OLD BUSINESS (05/25/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli + Pohl
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>				
2.	Anehialine Prop 04-3327	19 E Creek Road	Addition	55/60	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp, Oliver</i>				
3.	38 Propect LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
4.	38 Propect LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
5.	38 Propect LLC 02-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
6.	38 Propect LLC 02-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
7.	Tim Demasi 04-3424	3 Gladlands Ave	New dwelling	80/234	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
8.	Josh Gregg 05-3714	2 Sandplain Drive	Pool and hardscape	68/356	Swimming Pool & Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
9.	David Berson-Lacey 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SM Roethke

- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None*
10. Cannonbury Holding **04-3380** 18 Cannonbury Lane New dwelling 71/13 Chip Webster
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
11. Jennifer Silva **04-3381** 14 Harborview Way Lift, addition & roofwalk 42.4.1/26 Thornewill Design
- *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Thornewill*
12. Sam Aloisi **05-3620** 19 Quaker Road New dwelling 41/42 Thornewill Design
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: Thornewill*
13. Brian Franz **04-3609** 10-12 Cannonbury Lane Pool 74/9 + 10 Ahern LLC
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Oliver*
14. Diedre Hamlin Trust **02-2951** 6 Lowell Place Addition 41/167 Topham Design
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None*
15. Gary Creem **04-3603** 6 + 8 Hydrangea Lane Addition 73/87 + 88 Val Oliver
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Oliver*
16. Grey Lady Lane, LLC **04-3600** 4 Grey Lady Lane New dwelling 66/702 Val Oliver
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Oliver*
17. 3 Waterview LLC **04-3613** 3 Waterview Drive New dwelling 76/117.1 Linda Williams
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: None*
18. 3 Waterview LLC **04-3594** 3 Waterview Drive Pool and hardscape 76/117.1 Linda Williams
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: None*
19. Stephanie Basile **04-3602** 8 New Mill Garage/apartment 42.3.3/33.2 Linda Williams
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
20. Kristina Amendolare **05-3625** 8 Bank Street Addition 73.1.3/69 Angus Macleod
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
21. Mark Finnegan **05-3623** 36 Warren's Landing Gazebo/cabana 38/44 BPC
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
22. Mark Finnegan **05-3624** 36 Warren's Landing Pool 38/44 BPC
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*

VII. OTHER BUSINESS

Approved Minutes -	May 14, 18 & 20, 2021
Review Minutes -	May 25 & 27, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting Monday June 07, 2021 at 1:00pm • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

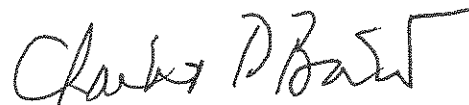
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts