



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 FEB 01 AM 10:24
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NANTUCKET TOWN CLERK
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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, February 04, 2021; 1:00 pm
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=WTSCtSEIz8o>

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. NEW BUSINESS (01/26/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Edward Ahneman 01-2811	26 Sespana Road	Solar rooftop	68/98	Cotuit Solar
2.	Caroline Baltzer 01-2775	66 Hulbert Avenue	Add window	29/55	Sconset Gardener
3.	Linda DelVecchio 01-2766	11 Beach Street	As built window + door chg	73.1.3/25	Self
4.	36 Washing Pond LLC 01-2813	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
5.	36 Washing Pond LLC 01-2808	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
6.	36 Washing Pond LLC 01-1814	36 Washing Pond Road	Garage	31/13.3	Workshop APD
7.	36 Washing Pond LLC 01-2807	36 Washing Pond Road	Gym	31/13.3	Workshop APD
8.	36 Washing Pond LLC 01-2810	36 Washing Pond Road	Shed	31/13.3	Workshop APD
9.	36 Washing Pond LLC 01-2809	36 Washing Pond Road	Pool- hardscape	31/13.3	Jardins International
10.	Melanie Gowen 12-2621	5 Boyers Alley	Shed	55.4.1/96	Self

III. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 Meadow View, LLC 11-2328	30 Meadow View Drive	Pool – hardscaping	56/138	Gryphon Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
2.	14 Lowell Place, LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
3.	Frederick Hahn 12-2618	50 Eel Point Road	New dwelling	32/25.1	EMDA
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
4.	Grey Lady Capital 12-2381	33 Pilgrim Road	Cabana addition	41/834	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
5.	Andrew Reger 12-2469	7 E. Lincoln Ave	New dwelling	42.4.1/8	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i>				
6.	103 Main Street 12-2577	103 Main Street	Spa + hardscape	42.3.3/153	Atlantic Landscaping
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
7.	William Scannell 12-2446	119R Eel Point Road	New dwelling	33/17.1	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp; Alternates: None; Recused: None</i>				
8.	William Scannell 12-2444	119R Eel Point Road	Pool	33/17.1	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
9.	Lynne Bolton 11-2230	4 Shell Street	Addition	73.1.3/32	Nant. Carpentry
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
10.	Holly Coburn 01-2789	20 Bishops Rise – Lot A	New dwelling	40/127	Normand Residential
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
11.	Holly Coburn 01-2791	20 Bishops Rise – Lot A	Pool and hardscape	40/127	Normand Residential
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
12.	Brett Fodiman 11-2217	111 Surfside Road	New dwelling	80/70	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
13.	Brett Fodiman 11-2210	111 Surfside Road	New garage/studio	80/70	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
14.	218 Cliff Road Assoc. 12-2461	218 Cliff Road	Main house	40/61.1	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
15.	218 Cliff Road Assoc. 12-2459	218 Cliff Road	New 2 nd DU/garage studio	40/61.1	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
16.	218 Cliff Road Assoc. 12-2400	218 Cliff Road	Pool and hardscape	40/61.1	Ahern, LLC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
17.	Paul Piccirillo 10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver</i>				
18.	Steven Smith 01-2678	2 Killdeer Lane	109sf addition	68/657	NAG
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver (out)</i>				
19.	Coffin Farm 06-1119	31 Fairgrounds Road	Demo/move off MH	67/149	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: None</i>				
20.	80 Millbrook Trust 01-2709	80 Millbrook Road	New guest house	40/79.1	Sophie Metz Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
21.	LBC Sconset LLC 01-2763	9 Hawks Circle	Move/demo house	74/37.1	JGG Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
22.	LBC Sconset LLC 01-2764	9 Hawks Circle	Move/demo garage	74/37.1	JGG Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				

23. LBC Sconset LLC **01-2762** 9 Hawks Circle New dwelling 74/37.1 JGG Architects
 • *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*
24. Candice Heydt Trust **12-2626** 20 Brant Point Road Stairs to roof walk 29/153 Val Oliver Design
 • *Commissioners: Pohl, Coombs, Camp, Welch, Dutra; Alternates: None; Recused: Oliver*

Approved Minutes -	January 4, 7, 8, 14, 15, & 19, 2021 (1/4 incorporate Mr. Welch's edits)
Review Minutes -	January 21, 26, & 28, 2021 (1/28 to be sent when typed up)
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- New Business Tuesday 2/16/21 at 04:30 pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/Demo hearings in relation to new dwellings
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.

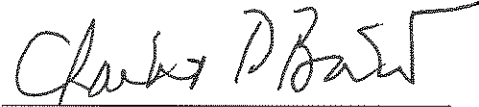
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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