



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)
Day, Date, and Time	Tuesday, April 21, 2020, 4:30pm
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

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice-Chair), John McLaughlin, Abby Camp, Val Oliver
Associate Commissioners: Stephen Welch, TJ Watterson, Jesse Dutra
Staff: Cathy Flynn and Holly Backus

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. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Neil Brosnan 03-0850	36 Polpis Road	MH- roof change	54-254	Jim Lydon
2.	56 Vesper Ln RT 03-0848	2 Somerset Road	Driveway apron	56-20.2	Robert Anderson
3.	Adagio InvestmentLLC03-0859	11 S Cambridge Street	Add 270 sf to 2 nd flr deck	59.4-131	Robert Newman
4.	Laundro ACK, LLC 03-0854	4 Hanabea Lane	Driveway access	69-15	Emeritus
5.	Jon Walker 03-0867	112 Wauwinet Road	Relocate 83sf shed	11-20	Permits Plus
6.	Devin Remick	27 Allens Lane	316xf addition	67-267	NAG
7.	William Cozort 04-0876	4 Sparrow Drive	Extend brick drvwy	68-531	Tom Hanlon

8.	Sconset Low Beach Tr	27 Low Beach Road	Garage door color chg	74-37.4	NAG
9.	Greg McKechnie 03-0864	50 Dukas Road	72sf addition	58-245	Thornewill Design
10.	Thomas Middleton 03-0860	28 Nonantum Avenue	Roof walk	87-21.1	Trevor Smith
11.	James O'Connor 04-0875	3 Sand Eel Lane	Fence	67-83.8	Tom Hanlon
12.	Thomas Moore 03-0866	7 Highland Avenue	Roof change	30-152	Jim Lydon
13.	Nan Isl Land Bank 03-0861	159 Hummock Pond Road	Rev 67966; wind/door chg	65-28	Brook Meerbergen
14.	Justine Kinghan	5 Burnell Street	Roof change	73.4.2-44	Shukhrat Aziev

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.	Nicholas Leo	6 Madaket Road	Rev 73312; enlarge pool	41-184.1	KM Designs
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
2.	LMD Investment, LLP 03-0856	140/144 Pleasant Street	Heating units	55-176.1/176.2	NAG
	<ul style="list-style-type: none"> Screening to be maintained 				
3.	Dan Dunlap 03-0863	3 New Hummock Circle	Relocate shed	56-365	Waterscapes
	<ul style="list-style-type: none"> Pictures of the shed indicating the cardinal points 				
4.	Mark Liebling Tr 03-0862	13 Wigwam Road	Stairs/hot tub/shower	77-5.7	Brook Meerbergen
	<ul style="list-style-type: none"> Due to lack of visibility 				
5.	Thomas Levin 04-0874	234 Madaket Road	Win chgs/LK deck/railing	59.4-120	Self
	<ul style="list-style-type: none"> Due to lack of visibility 				

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eleish Van Breems 03-0839	14 Easy St	Projecting sign	42.3.1-13	Self
2.	Eleish Van Breems 03-0840	14 Easy St	Wall sign	42.3.1-13	Self
3.	Parchment 03-0836	1 New Street, Siasconet	Wall sign	73.1.3-35	Self
4.	Century House Estate 03-0387	10B Cliff Road	Projecting sign	42.4.4-61	Emeritus
5.	US Reif Marine 02-0640	138 Orange Street	Free standing sign	55-283	Paul Wolf
6.	US Reif Marine 02-0641	134 Orange Street	Wall sign	55-49	Paul Wolf
7.	US Reif Marine 02-0646	6 Bayberry Court	Wall sign	55-706	Paul Wolf

V. VOTE TO BE RATIFIED FROM MARCH 10, 2020

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Judith Cohen Tr 03-0857	11 Davis Lane	Move off to 3 Miller Lane	82-75	Structures Unlimited
	<ul style="list-style-type: none"> <i>Commissioners: Welch, McLaughlin, Oliver, Dutra</i> 				
	vote to be ratified				

VI. DISCUSSION/VOTE TO AUTHORIZE CHAIR TO SIGN CONSENTS

VII. OTHER BUSINESS

Approve Minutes -	February 11, 18 & 25, 2020
Review Minutes	March 3 & 10, 2020
Other Business -	<ul style="list-style-type: none"> Mission Statement for Town Website vote Discussion of meeting schedule for April and May 2020 NAPC CAMP Update Discussion of Quidnet as part of Sconset Advisory Board review for historic structures Historic Preservation Guideline/Nantucket Resiliency updates Time management Organizational Focus Committee Application pictures Roof plans: threshold Plans: Scale of Elevations, Floor & Roof Plans Application checklist: Differentiation between complex/simple; minimum standards Application as Master Sheet Discussion of Net Zero Stretch Code and impacts to HDC

	<ul style="list-style-type: none">• Discussion and update on Nantucket Sidewalk Work Group
Commission Comments	



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
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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.

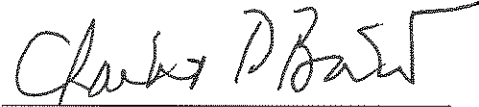
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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