



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 JUN 19 PM 01:43

Original Posting Number: T 1743

**\*\*added ePermitting Numbers\*\***

## 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)

RECEIVED

2020 JUN 22 PM 02:12  
NANTUCKET TOWN CLERK  
Posting Number:T 1750

**Committee/Board/s** | Historic District Commission (HDC) – NEW/OLD BUSINESS

**Day, Date, and Time** | Tuesday, June 23, 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](http://www.nantucket-ma.gov)

To watch live feed, click here: <https://www.youtube.com/watch?v=UMCQGV5jbyU>

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

**Associate Commissioners:** Stephen Welch, TJ Watterson, Jesse Dutra

**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. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jordan Goodman <b>06-1147</b>	11 Gardner Road	Roof change	42.3.3-14	Gordan Folger
2.	Randy Sharp <b>06-1157</b>	76 Polpis Road	Resite 332 sf garage	43-177	Thornewill Design
3.	Nant Isle Land Bnk <b>06-1152</b>	174 Orange Street	Demo shed	55-64	Normand Residential

4.	Nant Isle Land Bnk <b>06-1151</b>	174 Orange Street	Demo pool	55-64	Normand Residential
5.	Elizabeth Wetherell <b>06-1167</b>	10 Hickory Meadow	Rev 05-1083; door	41-904	Emeritus
6.	Constance Cheever <b>06-1148</b>	23 Monomoy Road	Fence	54-205	Self
7.	Robert Keith <b>06-1171</b>	2 Capaum Road	Shed	30-287	Self
8.	Anthony Costa <b>06-1157</b>	10 Swift Rock Road	Rev 0957; re site shed	40-36	Structures Unlimited
9.	Mark Wendling <b>06-1173</b>	4 John Adams Lane	Demo pool shed	30-628	Botticelli & Pohl
10.	Mark Wendling <b>06-1178</b>	4 John Adams Lane	Demo pool	30-628	Botticelli & Pohl
11.	Island Lumber <b>06-1180</b>	1 Polpis Road	Rev 11-0197; door change	54-121	Joe Guay
12.	Arthur Gasbarro <b>06-1170</b>	48 Skyline Drive	Addition	79-45	Self
13.	Jorge Rodriquez <b>06-1142</b>	1 Weatherly Place	Egress windows	67-304	Self
14.	22 Starbuck Road, LLC <b>06-1156</b>	22 Starbuck Road	Rev 11-0195; ridge/wins	60-118	Thornewill Design
15.	Bob Rise <b>06-1172</b>	62 Washington Avenue	Rev 72957; bump out/chim	59.4-315	Val Oliver
16.	Faro Strada, LLC <b>06-1187</b>	20 Sankaty Road	Hardscape	48-31	Jardins International
17.	Mark Burlington <b>06-1095</b>	15 Beach Street	Shell driveway	73.1.3-26	Self

### 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.	Robert Feldberg <b>06-1089</b>	13 New Street	HVAC	55-43.1	Gordon Folger
			• Conduit lines to be screened with cedar and condenser to be screened at time of inspection and in perpetuity		
2.	Catherine Bird <b>06-1160</b>	1 Parsons Lane	Door/infl/step	75-143	Richard Green
			• Due to minimal visibility		
3.	Stephen Cheney <b>06-1154</b>	28 Equator	Roof change	56-342	Self
			• Correct photos to be submitted		
4.	Courtney Forrester <b>06-1179</b>	141 Polpis Road	Hardscape-outdr kitcn	44-7.3	Normand Residential
			• 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.	Phil Pastan <b>06-1189</b>	63B Old South Road	Wall sign	68-157.2	Mayra Escobar
2.	Phil Pastan <b>06-1190</b>	63B Old South Road	Wall sign	68-157.2	Mayra Escobar
3.	Phil Pastan <b>06-1191</b>	63A Old South Road	Wall sign	68-157.2	Michael Eldridge
4.	Blue Flag Devel <b>06-1194</b>	29 Centre Street	Wall sign	42.3.1-122.2	Kaity Cimo
5.	Nant. Hist Assoc <b>06-1205</b>	7 Fair Street	Wall sign	42.3.1-50	Norman Residential
6.	Nant. Hist Assoc <b>06-1205</b>	7 Fair Street	Wall sign	42.3.1-50	Norman Residential
7.	Nant. Hist Assoc <b>06-1202</b>	10 Mill Street	Fence sign	55.4.4-15	Norman Residential
8.	Nant. Hist Assoc <b>06-1203</b>	8 Gardner Street	Wall sign	42.3.3-56	Norman Residential
9.	Nant. Hist Assoc <b>06-1201</b>	8 Howard Street	Fence sign	42.3.3-11	Norman Residential
10.	Nant. Hist Assoc <b>06-1200</b>	99 Main Street	Fence sign	42.3.3-110	Norman Residential
11.	Nant. Hist Assoc <b>06-1199</b>	96 Main Street	Fence sign	42.3.3-61	Norman Residential
12.	Nant. Hist Assoc <b>06-1198</b>	16 Sunset Hill	Fence sign	41-449	Norman Residential
13.	Nant. Hist Assoc <b>06-1197</b>	50 Prospect Street	Fence sign	55.4.4-25	Norman Residential
14.	Nant. Hist Assoc <b>06-1196</b>	15R Vestal Street	Wall sign	42.3.3-43	Norman Residential
15.	Nant. Hist Assoc <b>06-1195</b>	4 Mill Street	Wall sign	55.4.4-16	Norman Residential
16.	NIR	14 Federal Street	Wall sign	42.3.1-26	Anna Jay
17.	Swim Across Amer <b>06-1192</b>	Various locations	Banner sign	N/A	Maria Zodda
18.	Swim Across Amer <b>06-1193</b>	Various locations	Poster	N/A	Maria Zodda

### V. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	19 N. Pasture Tr <b>06-1106</b>	19 N Pasture	Deck/porch/add stairs	44-73	Botticelli & Pohl
2.	Terrance <b>06-1128</b>	2 White Street	Addition	80-215.1	BPC
3.	William Folberth <b>06-1121</b>	58 Walsh Street	New dwelling	29-97	Sanne Payne
4.	ABH, LLC <b>06-1120</b>	4 Stone Barn Way	Lift and new foundation	29-914	Mark Cutone Architecture
5.	K225, LLC <b>06-1130</b>	65 Center Street	Hardscaping	42.4.3-16	Linda Williams
6.	Daniel Cassano <b>06-1131</b>	33 S Shore Road	Move on	80-64	Brook Meerbergen
7.	Coffin Farm <b>06-1119</b>	31 Fairgrounds Road	Demo/move off MH	67-149	Brook Meerbergen
8.	Coffin Farm <b>06-1115</b>	31 Fairgrounds Road	Demo/ move off - garage	67-149	Brook Meerbergen
9.	John Galiher <b>06-1134</b>	34 Washing Pond Road	Rev 12-0248; re-site	31-13.3	Sophie Metz
10.	John Galiher <b>06-1122</b>	34 Washing Pond Road	Rev 12-0249; re-site	31-13.3	Sophie Metz
11.	Walter Glidden Tr <b>06-1098</b>	8 Broad Street	Awning	42.4.2-63	Tobias Glidden
12.	78 Wauwinet LLC <b>06-1096</b>	78 Wauwinet Road	Garage	14-18	Emeritus
13.	NIR <b>06-1104</b>	Old South Wharf	Railing modifications	42.2.4-2	Emeritus

14. TLJ Properties <b>06-1109</b>	24 Bartlett Farm Road	Shed	65-86	Emeritus
15. TLJ Properties <b>06-1110</b>	24 Bartlett Farm Road	Pool	65-86	Emeritus
16. Bradley Humphries <b>06-1105</b>	10A Gray Avenue	Pool/hardscape/grill area	67-178.2	Jesse Dutra
17. Nancy Digliuso <b>06-1181</b>	35 Dartmouth Street	Metal roof shingles	76.4.2-304	East Coast Metal Roof
18. Nant Elec/Nat Grid <b>06-1176</b>	32 Bunker Road	Commercial Storage Bldg	78/27	Bowditch & Dewey
19. Nant Elec/Nat Grid <b>06-1169</b>	32 Bunker Road	Hardscape- gate/drwy	78/27	Bowditch & Dewey
20. Hulbert ACK II, LLC <b>06-1188</b>	4 Hulbert Avenue	Partial demo/lift/add	42.1.4-2	Cheney Brother Building
21. Phil Pastan <b>06-1146</b>	63 Old South Road	Rev 05-0909; hood fan opt 2	68-157.2	Mayra Escobar
22. Nant Isle Land Bnk <b>06-0624</b>	174 Orange Street	Demo garage	55-64	Normand Residential
23. Nant Isle Land Bnk <b>06-1150</b>	174 Orange Street	Demo cottage	55-64	Normand Residential
24. Nant Isle Land Bnk <b>06-1149</b>	174 Orange Street	Demo cabana	55-64	Normand Residential
25. NBGC <b>06-1145</b>	69 Sparks Avenue	New dwelling	55-139.2	Emeritus
26. George Spencer Tr <b>06-1144</b>	5 Sherburne Way	Demo/move off	30-38	Botticelli & Pohl
27. Nant 62 Walsh LLC <b>06-1143</b>	60 Walsh Street	New dwelling	29-85.2	Botticelli & Pohl
28. High Garden <b>06-1102</b>	40 Jefferson Avenue	Driveway/apron	30-119	Jardins International
29. Brian Edmunds <b>06-1177</b>	37 Milk Street	Pool	41-528	Thornewill Design
30. Daniel DeCamora <b>06-1182</b>	1 Swayze Drive	Roof top solar- MH	66-152	Karen Alance
31. Daniel DeCamora <b>06-1183</b>	1 Swayze Drive	Roof top solar- garage	66-152	Karen Alance
32. 12 Lincoln Ave NT <b>06-1159</b>	12 Lincoln Avenue	Rev 73364; re-site pool	30-183	Emeritus
33. Chuck Lenhart <b>06-1161</b>	25 Dukes Road	New dwelling	41-530.2	Self
34. Ronald Winters <b>06-1185</b>	6 Essex Road	Commerc renovation	67-598	Mark Avery
35. Ronald Winters <b>06-1186</b>	6 Essex Road	Roof top solar	67-598	Mark Avery
36. Brian Harris <b>06-1164</b>	50 Weweeder Avenue	New dwelling	79-15	Mark Cutone Architect
37. Brian Harris <b>06-1165</b>	50 Weweeder Avenue	Pool-pergola	79-15	Mark Cutone Architect
38. Brian Harris <b>06-1163</b>	50 Weweeder Avenue	Barn	79-15	Mark Cutone Architect
39. Brian Harris <b>06-1162</b>	50 Weweeder Avenue	Cabana	79-15	Mark Cutone Architect
40. 3D Nom Trust <b>06-1174</b>	3 Davis Lane	Renew 67455; demo MH	82-71	Mark Cutone Architect
41. 3D Nom Trust <b>06-1175</b>	3 Davis Lane	Renew 67456; new dwelling	82-71	Mark Cutone Architect
42. 3D Nom Trust <b>06-1168</b>	3 Davis Lane	Renew 67457; shed	82-71	Mark Cutone Architect

#### **VII. OTHER BUSINESS**

Approve Minutes -	June 1, 4 & 8, 2020
Review Minutes	June 16, 2020
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting Joint Meeting with the NHC Tuesday June 30, 2020 at 4:30pm</li> <li>• Staff update on Advisory Board meetings</li> </ul>
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.

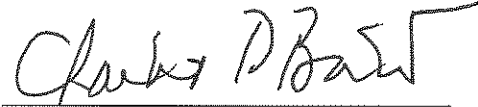
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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