



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 DEC 30 PM 01:20  
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**RECEIVED**  
2021 JAN 04 AM 10:59  
NANTUCKET TOWN CLERK  
Posting Number:T 002

## 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Monday, January 04, 2021; <b>04:30 pm</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached)  Information on viewing the meeting can be found at:  <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>

	Ray Pohl, Chairman
<b>Please note:</b>	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=gqkQHiWGHh8>

**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. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	William Mckenna 12-2622	6 Kings Way	Addition + deck	30/276	NAG
2.	Barbara Von Der Groeben 12-2629	132 Main Street	Roof change	42.3.3/45	Steven Stockigt
3.	Gil Juanita Vernal 12-2630	4 Hull Lane	Roof change	67/278	Steven Stockigt
4.	Timothy Connors 12-2636	65 Monomoy Road	Rev 12-0398 remove shutters	43/108	Botticelli + Pohl
5.	Rodney Goldstein 12-2637	6 Sankaty Road	Roof change	73.1.4/23	Botticelli + Pohl
6.	A Stader 12-2632	9 Uncatena Street	Fenestration change	87/26	Val Oliver Design

## 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.	Philip Allen 12-2638	6 Deer Run Road	Move on studio from 218 Cliff	57/14.5	Self
	<ul style="list-style-type: none"><li>• Due to lack of visibility</li></ul>				
2.	TJL Properties 12-2625	24 Bartlett Farm Road	Rev 09-1657 fenes + bumpout	65/86	Emeritus
	<ul style="list-style-type: none"><li>• Reduce window on east elevation by 6 inches</li></ul>				

## IV. NEW BUSINESS (12/22/2020)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Steven L. Cohen 12-2580	6 Village Way	Move off/demo bldg.	14/42	Workshop/APD
2.	103 Main St, LLC 12-2577	103 Main Street	Spa and hardscape	42.3.3/153	Atlantic Landscaping
3.	Carrie Phillips 12-2584	4 Okorwaw Ave	MH addition	79/131	JB Studio
4.	Carrie Phillips 12-2585	4 Okorwaw Ave	Relocate garage on site	79/131	JB Studio
5.	Carrie Phillips 12-2586	4 Okorwaw Ave	New cabana	79/131	JB Studio
6.	Carrie Phillips 12-2587	4 Okorwaw Ave	Pool and hardscape	79/131	JB Studio
7.	3 Pleasant St NT 12-2583	3 Pleasant Street	Hardscape	42.3.3/15	Sconset Gardener
8.	Tamara Wing 12-2582	52 W Chester St	Additions + alterations	41/381	Emeritus
9.	Laura Steele 12-2592	2A S Pasture Lane	New dwelling	80/297.2	Isaiah Stover
10.	Carl Nielson 12-2549	15 Bassett Road	Rev 70309 hardscape	26/59	KM Designs

## V. OLD BUSINESS (12/29/20)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sea La Vie, LLC 11-2255	42 Dukas Road	Pool pavilion + shower	56/249	NAG
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i></li></ul>				
2.	EPR RGH, LLC 11-2340	119 Eel Point Road	Second dwelling	33/17.2	Brook Meerbergen
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i></li></ul>				
3.	EPR RGH, LLC 11-2340	119 Eel Point Road	Pool- hardscape	33/17.2	Brook Meerbergen
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i></li></ul>				
4.	16 Western Pres. Trst 12-2395	16 Western Avenue	Addition/renovations	87/72	Botticelli + Pohl
	<ul style="list-style-type: none"><li>• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: Pohl</i></li></ul>				
5.	Pam Murphy 10-2090	7 Bunker Hill Road	Fence (Lot 1)	73.4.2/39	Deborah Wilson
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i></li></ul>				
6.	Daniel Omstead 12-2441	9 Quaise Pasture Road	MH addition/renovation	26/20.1	SMRD
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: Oliver</i></li></ul>				
7.	Daniel Omstead 12-2439	9 Quaise Pasture Road	Cottage addition/renovation	26/20.1	SMRD
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: Oliver</i></li></ul>				
8.	Grey Lady, LLC 12-2478	7 Grey Lady Lane	New dwelling	66/711	Val Oliver Design
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i></li></ul>				
9.	Nantucket G&S RT 10-2076	81 Vestal Street	Rev 10-0062/05-0888 garage	56/254	Mark Cutone
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: Thornewill</i></li></ul>				
10.	Nantucket G&S RT 10-2044	81 Vestal Street	Retaining wall	56/254	Mark Cutone
	<ul style="list-style-type: none"><li>• <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: Thornewill</i></li></ul>				

11.	Nineteen Pond View NT <b>10-2114</b>	19 Pond View Drive	New dwelling (MH)	81/26	BPC
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
12.	William Scannell <b>12-2446</b>	119R Eel Point Road	New dwelling	33/17.1	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
13.	218 Cliff Road Associates <b>12-2461</b>	218 Cliff Road	Main house	40/61.1	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
14.	218 Cliff Road Associates <b>12-2459</b>	218 Cliff Road	New 2 <sup>nd</sup> DU/garage studio	40/61.1	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
15.	218 Cliff Road Associates <b>12-2400</b>	218 Cliff Road	Pool and hardscape	40/61.1	Ahern, LLC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
16.	D + B Realty Trst <b>12-2386</b>	11 Meadow Lane	Pool house	41/44	EMDA
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
17.	Greg Raiff <b>09-1845</b>	100 Low Beach Road	Outbuilding	75/27	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
18.	Greg Raiff <b>09-1857</b>	100 Low Beach Road	Reno/rebuild DU + addition	75/27	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
19.	Erin Saluti <b>11-0115</b>	174 Cliff Road	New barn	41/63	Emeritus
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
20.	Andrew Reger <b>12-2469</b>	7 E Lincoln Avenue	New dwelling	42.4.1/8	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
21.	Kingfisher RealtyTr <b>12-2488</b>	278 Polpis Road	Cottage	25/2	Gryphon Architects
	• <i>Commissioners: Pohl, Coombs, Oliver, Thornewill, Camp (Mullin); Alternates: None; Recused: McLaughlin walked off;</i>				
22.	Okay Okay House <b>11-2343</b>	5 Coffin Street	Add dormer	42.3.1/98	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				

#### VI. NEW BUSINESS (01/04/21)

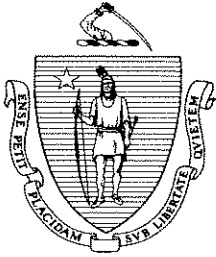
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Melanie Gowen <b>12-2621</b>	5 Boyers Alley Way	Shed	55.4.1/96	Self
2.	Donald Torey <b>12-2623</b>	63 W Chester St	Fenestration + roof walk	41/222.2	Robert Newman SCI
3.	Charles Schwarzapfel <b>10-2033</b>	9 Maine Ave	Pool	60.3.1/425	NAG
4.	Nanahumacke Pres. NT <b>12-2616</b>	16 Nanahumacke Lane	Renew #68657 new dwelling	65/81	Thornewill Design
5.	Frederick Hahn <b>12-2618</b>	50 Eel Point Road	New dwelling	32/25.1	EMDA
6.	Reilly John H Trust <b>12-2620</b>	1 Howard St	New foundation + fenestration	42.3.3/106	EMDA
7.	Karli Hagedorn <b>12-2615</b>	34 W Chester Street	Garage	41/31	Normand Residential
8.	22 BLVD <b>12-2614</b>	22 Boulevarde	Rev 09-1780 remove dormers	80/327	Normand Residential
9.	Leanne Baker <b>12-2617</b>	38 Monohansett Road	Move on and minor mods	79/60	Brook Meerbergen
10.	Candice Heydt Trust <b>12-2626</b>	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
11.	Grey Lady Lane, LLC <b>12-2627</b>	3 Grey Lady Lane	New dwelling	66/713	Val Oliver Design
12.	William Buckland <b>12-2631</b>	113 Hummock Pond Rd	As-built patio and pergola	56/59	Self
13.	Barnett-Clearly Family <b>12-2634</b>	1 Morgan Square	Demo dwelling	87/33	Bessey Construction
14.	Barnett-Clearly Family <b>12-2635</b>	1 Morgan Square	New dwelling	87/33	Bessey Construction
15.	Barbara Phillips Trust <b>12-2628</b>	7 N Liberty Street	Renew COA 58357	42.3.4/6	Val Oliver Design
16.	4 Ahab Rd, LLC <b>12-2619</b>	41 Wauwinet Road	Move off/demo	20/7	Thornewill Design

#### VII. OTHER BUSINESS

Approved Minutes -	December 17 & 22, 2020
Review Minutes -	
Other Business -	• Next HDC Meeting New Business; <b>Thursday 1/7/21 at 1:00 pm</b>

- 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.

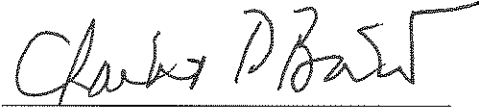
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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