

Nantucket Commission on Disability
Minutes
Open Session
Friday April 30, 2021

Due to the current State of Emergency in the Commonwealth due to the Covid-19 virus outbreak, and pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law, this meeting was conducted remotely by video conference via Zoom and the meeting will be aired at a later time on the Town's Government TV YouTube Channel <https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>"

Present:

Mickey Rowland, Jeanette Topham, Georgia Snell, Maribeth Maloney, Augie Chotkowski and Brenda McDonough.

Absent:

Guests:

Josh Bancroft, Project Manager for Emeritus Development

Call to Order: 3:33 p.m.

Mr. Rowland read the "Script for Remotely Conducted Open Meetings" and all members present via Zoom responded affirmatively as Mr. Rowland called their names.

Agenda: 3:05

Mr. Rowland stated, by unanimous consent we are adopting the agenda.

Note:

Minutes: 4:24 p.m.

The Commission approved the minutes at the end of the meeting.

Ms. Snell motioned to approve March 19, 2021 minutes, which Ms. Maloney seconded, and all the present, eligible Commission members unanimously approved this motion by roll call:

Mr. Rowland- Aye

Ms. Maloney- Aye

Ms. Topham- Aye

Ms. Snell- Aye

Open Session: 3:35 p.m.

New Business:

Topics:

Variance Request for 21 South Water Street

- Mr. Rowland explained why the Commission is reviewing the variance request. The applicant purchased 21 South Water Street property and plans to open a surf shop that has two levels and the second level is inaccessible. The previous owner of Station 21 restaurant at 21 South Water Street was granted several variances from the 521 CMR, but the AAB determined that those variances were no longer valid for the building based on its new operation as a surf shop. Mr. Rowland informed the Commission that Ms. McDonough and he Zoomed with the new owners and Mr. Bancroft to discuss any accommodations the new business can provide in lieu of complying completely with the 521 CMR.
- This is the list of the AAB variance requests for 21 South Water Street:
 1. Section 7.1: Second level is not fully accessible
 2. Section 7.8: Second level public toilet room does not comply with 531 CMR
 3. Section 20.11.1: not all public entrances are accessible
 4. Section 25.2: Accessible entrance doors do not have level space on exterior side
 5. Section 28.1: No elevator to second level
- Mr. Bancroft presented the variance application and talked about the history of the building and that the new owners plan to spend very little on renovations. Most of the work being done on the building is cosmetic. Mr. Bancroft explained in detail the impracticability of complying with the five sections of the 521 CMR.
- Mr. Bancroft stated that new owners will have samples of every item on the second level

Old Business: None

Public Comment: None

Update:

Academy Hill Accessible Parking Spaces

- Mr. Rowland and Ms. McDonough had a Zoom meeting with Ken Beaugrand about the town installing much-needed additional accessible parking spaces for the Academy Hill residents. Mr. Beaugrand recently updated Mr. Rowland and Ms. McDonough on the status of this project and the following is copied from the e-mail that Mr. Beaugrand sent to Mr. Rowland and Ms. McDonough:

We will be looking to develop a plan after consultation with Hallkeen that disturbs the least amount of the property while at the same time getting the expanded parking in the most efficient manner on the property.

The Town will be retaining a surveyor to do an existing conditions base plan and then help create a plan for five legal handicap parking spots. There is no definitive

timetable but funding for the plan has been approved by the Town Manager and the head of the DPW.

Downtown Sidewalk Renovations

- Rob McNeil, Director of the Nantucket Public Works Department, updated Mr. Rowland on the next downtown sidewalk revision. One of the Commissioners noted that the town should install additional lighting in any areas where the lighting is poor or does not exist, while the town is replacing or repairing the streets and sidewalks.

Ms. McDonough will send the DPW the Commission’s updated downtown lighting concerns list.

Fairgrounds Apartments

- Ms. McDonough informed the Commission that there is a new apartment development in the planning stages on Fairgrounds Road, which must fully comply with the 521 CMR. Ms. McDonough sent an e-mail to Brook Meerbergen, the property’s designer, stating that the whole project must fully comply with the 521 CMR. Mr. Meerbergen forwarded Ms. McDonough’s e-mail to his client and his client’s attorney.

***Topics Not Anticipated 48 Hours in Advance of Meeting:**

Adjournment:

Ms. Topham motioned to adjourn Open Session, which Ms. Maloney second, and all voted in favor of this motion by the following roll call vote:

- Mr. Rowland- Aye
- Ms. Snell- Aye
- Ms. Maloney- Aye
- Ms. Topham- Aye

Submitted by:
Brenda McDonough, Facilitator