



*Nantucket Commission on Disability
Minutes
Open Session
Thursday September 8, 2022*

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-sgxAlfdoxteLNzRAUHxA>"

Present:

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

Absent: All present.

Guests:

Matt MacEachern, Founder and Principal for Emeritus Development

Call to Order: 3:08 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: 3:06 p.m.

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

Note:

Minutes:

Ms. Snell motioned to approve the May 18, 2020 minutes, which Ms. Topham seconded, and all the present eligible Commissioners voted in favor of this motion.

Ms. Snell motioned to approve the April 29, 2022 minutes, which Ms. Maloney seconded, and all the present eligible Commissioners voted in favor of this motion.

Open Session: 3:09 p.m.

New Business:

Topics:

Variance Request for 1 Cambridge Street

- The applicant is seeking relief from the following sections of the 521 CMR:
 1. **Section 25.1:** All public entrances shall be accessible.
 2. **Section 20.11.1:** 2 accessible means of egress.
- Mr. MacEachern presented the variance request to our Commission. This building is one and one-half stories and is classified as Mixed Mercantile retail and residential use. The south-facing brick portion of the building will remain and undergo a full interior renovation. The north-facing shingled portion of the building will be demolished and rebuilt with a modified footprint and full second story. A small one-story addition will be built on the east side of the building. The first floor of the building will be a restaurant and they are required to have 2 accessible means of egress. The main entrance/egress on India Street will be full accessible. The south side entrance/egress on Cambridge Street is 6 and ½ inches above grade and will not be accessible. This is the lounge/bar entrance. The owner has requested a variance from the AAB not make this entrance/egress accessible.
- The India Street entrance will be the main entrance and it is completely accessible.
- The Cambridge Street entrance will have all the necessary signage directing their patrons to the accessible entrance on India Street. The Cambridge Street entrance will have compliant hardware and compliant push and pull side clearances.
- There will be a restaurant and a lounge/bar area on the first level. There will be an internal ramp between these two spaces, so the interior is completely accessible.
- Mr. Rowland noted that the owners are marrying the two buildings with the internal ramp connecting the restaurant portion of the building to the lounge/bar portion of the building. He is concerned if this building ever changes hands, and the new owners remove the internal ramp and use the building as two separate businesses. There will be no access to the Cambridge Street entrance.
- Mr. Chotkowski asked if the accessible toilet room was large enough to accommodate an electric power wheelchair. Mr. MacEachern responded that the accessible toilet room has an automatic door opener and will accommodate an electric power wheelchair.
- Ms. Topham motioned to support the two variance requests with the condition that the first level of the building remains as a single use business and that there is always an automatic door opener on the accessible toilet room. Ms. Maloney seconded this motion with its conditions and all the Commissioners voted to support this motion with its conditions.
- Mr. Rowland took a roll call on this motion with its conditions:
 - Ms. Topham: Aye
 - Ms. Snell: Aye
 - Mr. Rowland: Aye
 - Mr. Chotkowski: Aye
 - Ms. Maloney: Aye
- **3:42 p.m.** Mr. MacEachern left the Commission's Zoom meeting.

Old Business: None

Public Comment: None

Update: None

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

Adjournment: 3:45

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

Mr. Rowland: Aye

Ms. Snell: Aye

Ms. Topham: Aye

Mr. Chotkowski: Aye

Ms. Maloney: Aye

Submitted by:

Brenda McDonough, Facilitator