



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
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NANTUCKET TOWN CLERK
Posting Number: T 386

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, April 27, 2021; 04:30pm
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**

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=9-TDKu_WajE

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>
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1.	Seventh Generation NT 04-3499	250 Madaket Road	Fence	59.4/213	Self
2.	Matthew Abbott 04-3500	136 Miacomet Ave	Move/demo 362 sf struct	81/6.3	Mark Cutone Architecture
3.	Matthew Abbott 04-3501	136 Miacomet Ave	MH fenestration	81/6.3	Mark Cutone Architecture
4.	Matthew Abbott 04-3502	136 Miacomet Ave	384 sf garage/gym	81/6.3	Mark Cutone Architecture
5.	Rob Mack 04-3503	2 Farmview Drive	Windows, trim, shingle	66/176	Val Oliver Design
6.	Chris O'Berg 04-3504	35 Gloucester St	Shed	76.4.2/97	Val Oliver Design
7.	NIR Salem St LLC	3 Salem Street	Window change	42.3.1/183	Val Oliver Design
8.	Jeff Blackwell	10 Keel Lane	Rev 73293 stairs/railing	66/384	Robert Newman
9.	Gerald O'Shea	10 Tom Nevers Road	Addition and fenestration	71/13.2	NAG
10.	Town of Nantucket	166 Surfside Road	Deck	87/131	Mark Voight
11.	Town of Nantucket	16 Broad Street	Fence/gate	42.4.2/30	Mark Voight
12.	Little Nauti LLC	1 Farm View Drive	Rev 2850; roof change	66/77	Paulo Vincente
13.	Little Nauti LLC	1 Farm View Drive	Rev 2839 ext. alterations	66/77	Paulo Vincente
14.	Breckenridge LLC	170 Cliff Road	713 sf addition	1/68	Mark Cutone Architecture
15.	George Heasley	116 Polpis Road	New shed	44/4	Emeritus
16.	Strong Wings Inc	9 Nobadeer Farm Road	Sports court	69/88	Botticelli + Pohl
17.	Faro Strada LLC	20 Sankaty Head Road	Rev 05-0945 wind/drmers	48/31	Botticelli + Pohl
18.	Pat + Amy Augustine	13 Woodbury Lane	Revise doors	41/549	Botticelli + Pohl
19.	Town of Centre LLC	35 Centre Street	Roof change	42/313	James Lydon
20.	Hannah Craven	17 Pine Street	Revise hardscape/door rep	42.3.3/26	Normand Residential
21.	Nant. Isl. Land Bank	174 Orange Street	Rev 01-2731 replace porch	55/64	Normand Residential
22.	Nant. Isl. Land Bank	160 Orange Street	Move off to 162 Orange St	55/62.1	Normand Residential
23.	Nant. Isl. Land Bank	162 Orange Street	Move on frm 160 Orange St	55/62	Normand Residential
24.	Mark DeAngelis	7 Hedge Row	Rev 73325 door change	73.3.2/85	SMRD
25.	Kristine Shadek	134C Main Street	Roof change	41/37.2	T+T Roofing
26.	Town of Nantucket	130 Tom Nevers Road	Demo 1800 sf steel storage bldg	91/109	Mark Voight
27.	Town of Nantucket	130 Tom Nevers Road	Demo rink	91/109	Mark Voight
28.	Steven Cohen Trustee	96 Cliff Road	Fence	41/15	Atlantic Landscaping
29.	Julie Gesner	6 Fox Grape Lane	Rev 06-1201; fencing	67/808	Jardins International
30.	Doug Meyer	18 Gardner Road	Demo shed	43/135	Emeritus
31.	Roberto Middleton	12 Surfside Drive	Fences	67/331	Self
32.	Amy Disibio	4 Masaquet Ave	Fenestration	80/194	BPC
33.	Linda McGrath	12 Cliff Road	Hardscape	42.4.4/62	KM Design
34.	Griffin Pamela Washburn Trst	54 Cliff Road	MH dormers	41/26	Sophie Metz Design
35.	Andrew Arnott	4 Manchester Circle	Addition	56/463	Permits Plus
36.	Michael + Dawn Holdgate	26 Monomoy Road	Shed	54/146	Self
37.	Brant Point R.E. LLC	12 Brant Point Road	Rev 0714 GH revisions	29/149	Emeritus
38.	19 Pond View Drive NT	19 Pond View Drive	Gazebo	81/26	BPC
39.	19 Pond View Drive NT	19 Pond View Drive	Shed	81/26	BPC
40.	Michelle Black	28 Eel Point Road	Rev 2371 porch/railing	40/44	Emeritus
41.	Christopher Maroney	9 Swift Rock Road	Rev 2543 ODS/windows	40/69	Peter Fernandez
42.	Pearce Prop. ACK	13 Spring Street	Color change	55.1.4/107	Self
43.	Five Day Beans LLC	48 Nobadeer Farm Road	Fence	69/36	Atlantic Landscaping
44.	Mass Audubon	153 Hummock Pond Road	Demo 48 sf shed	57/9	Self
45.	Mass Audubon	153 Hummock Pond Road	Shed	57/9	Self
46.	Nant. Lighthouse School	1 Rugged Road	ADA ramp – cottage	67/493	Emeritus
47.	Erin Kopecki	3A Somerset Road	Shed	56/18.1	Self
48.	Douglas Woodyatt FT	80/82 Hummock Pond	Re-site shed	56/116.1	Linda Williams
49.	59 S Shore Road NT	59 S Shore Road	Rev 2773/2774 drmers + roof	80/308	Linda Williams
50.	59 S Shore Road NT	59 S Shore Road	Rev 2507 change roof	80/308	Linda Williams
51.	46 Union Street NT	46 Union Street	Historic determination	42.2.3/28	Mark Cutone Architecture

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.	Matthew Abbott	136 Miacomet Ave	Pool and hardscape	81/6.3	Ahern, LLC
	• Pool must not be visible at time of inspection and in perpetuity				
2.	Matthew Abbott	136 Miacomet Ave	Tennis court and pergola	81/6.3	Ahern, LLC
	• Tennis court must not be visible at time of inspection and in perpetuity				
3.	Samantha Barnes	68 Madaket Road	Pool and hardscape	41/200.2	LINK
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Grey Lady Lane LLC	7 Grey Lady Lane	Fence	66/711	Val Oliver Design

		Lattice to be horizontal and vertical			
5.	Justin Juvonen	99 Low Beach Road	Ground array solar	75/32.1	ACK Smart
		Ground solar array must not be visible at time of inspection and in perpetuity			
6.	John Breglio	52 W Miacomet Road	Pool + spa w/ auto cover	86/2.1	Jardins International
		Pool and spa must not be visible at time of inspection and in perpetuity			
7.	3 Old Mill Court LLC	3 Old Mill Court	Rev 72595; pool size	55/927	Jardins International
		Pool must not be visible at time of inspection and in perpetuity			
8.	Wight Daniel Trust	15 Milestone Crossing	Pool and hardscape	68/457	Sanne Payne
		Pool must not be visible at time of inspection and in perpetuity			
9.	Kevin Mullins	11 Plum Street	Shed	80/28	LINK
		Copies of window and door schedule to be added to submission			
10.	Mark + Megan Dowley	31/33 N Pasture Lane	Firepit + hardscape	44/78 + 79	Atlantic Landscaping
		Firepit must not be seen at time of inspection and in perpetuity			
11.	John Galiher	34 Washing Pond Road	Rev 1351; red pool/hrdscp	31/13.3	Atlantic Landscaping
		Pool must not be visible at time of inspection and in perpetuity			
12.	Michael + Dawn Holdgate	26 Monomoy Road	Pool and hardscape	54/146	Self
		Pool must not be visible at time of inspection and in perpetuity			
13.	19 Pond View Drive NT	19 Pond View Drive	Pool	81/26	BPC
		Pool must not be visible at time of inspection and in perpetuity			
14.	19 Pond View Drive NT	19 Pond View Drive	Spa	81/26	BPC
		Spa must not be visible at time of inspection and in perpetuity			
15.	Joseph Signorile	14 Poplar Street	Cabana	87/8	Gryphon Architects
		Due to lack of visibility			
16.	HGMB LLC	34 Prospect Street	Hardscaping	55.4.4/77	Natalie Cowger
		Due to minimal visibility			
17.	John Galiher	34 Washing Pond Road	New shed	31/13.3	Sophie Metz Design
		Due to lack of visibility			
18.	3 Waterview LLC	3 Waterview Drive	Pool	79/117.1	Linda Williams
		Pool must not be visible at time of inspection and in perpetuity			
19.	Scott Douglas	339 Polpis Road	Gate	24/2.3	KM Design
		Gate to be natural to weather			

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nan Conserv Found.	Russell Way	Private way	N/A	Wigwam Rd Trust
2.	29 Center St LLC	4 Chestnut Street	Gate House- wall sign	42.3.1/68.1	Plymouth Sign Co
3.	29 Center St LLC	11 India Street	Roberts House- wall sign	42.3.1/122.1	Plymouth Sign Co
4.	29 Center St LLC	31 Center Street	Manor House- wall sign	42.3.1/68	Plymouth Sign Co
5.	29 Center St LLC	29 Center Street	Faraway – wall sign	42.3.1/122.2	Plymouth Sign Co
6.	29 Center St LLC	29 Center Street	Faraway- flag sign	42.3.1/122.2	Plymouth Sign Co
7.	29 Center St LLC	29 Center Street	Sister Ship- fence sign	42.3.1/122.2	Plymouth Sign Co
8.	29 Center St LLC	29 Center Street	Coffee - wall sign	42.3.1/122.2	Plymouth Sign Co
9.	29 Center St LLC	29 Center Street	Meeting House- wall sign	42.3.1/122.2	Plymouth Sign Co

V. OLD BUSINESS (03/30/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Walter J. Glowacki 03-3191	5 Meader Street	Move on frm 44 Washington St	42.2.3/40	Structures Unlimited
		Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None			
2.	Walter J. Glowacki 03-3191	5 Meader Street	Alterations	42.2.3/40	Structures Unlimited
		Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None			
3.	The Richmond Co 02-3060	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
		Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None			

VI. NEW BUSINESS (04/06/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barbara Maier 04-3406	24 Union Street	Driveway/apron/fence	42.3.2/177	NAG
2.	Kim Wentworth 04-3408	14 Lincoln Avenue	Pool-hardscape	30/182	Mark Cutone Architecture
3.	Cannonbury Holdings, LLC 04-3380	18 Cannonbury Lane	New dwelling	71/13	CWA
4.	EBWC, LLC 04-3395	4 Lincoln Avenue	New studio	30/151	Botticelli & Pohl
5.	Richard Hohlt 04-3384	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl
6.	John Confalone Trst 04-3414	30 Cliff Road	Driveway and hardscape	42.4.4/36	Val Oliver Design

7.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli & Pohl
8.	36 Lily Street LLC 04-3401	36 Lily Street	Relocate studio on lot	42.4.3/94	Botticelli & Pohl
9.	36 Lily Street LLC 04-3416	36 Lily Street	New dwelling	42.4.3/94	Botticelli & Pohl
10.	Anehialine Prop LLC 04-3327	19 E Creek Road	Addition	55/60	BPC
11.	William Scannell 04-3396	119R Eel Point Road	Rev 01-2760 fenest + omit deck	33/17.1	BPC
12.	William Scannell 04-3400	119R Eel Point Road	Cabana/gazebo	33/17.1	BPC
13.	ACK Mimi LLC 04-3413	58 Wauwinet Road	Garage	14/65	NAG
14.	Eugene Clapp 04-3388	42 Cliff Road	Addition + fenestration	42.4.4/40	Normand Residential
15.	Tonya Capaldo 04-3392	19 Union Street	Rev 12-2411 add + fenest	42.3.2/136	Topham Design
16.	Beach Vibes LLC 04-3393	9 Cannonbury Lane	New dwelling	74/28	Workshop APD
17.	Beach Vibes LLC 04-3397	9 Cannonbury Lane	Garage	74/28	Workshop APD
18.	Beach Vibes LLC 04-3398	9 Cannonbury Lane	Shed	74/28	Workshop APD
19.	Nelson Eldridge 04-3402	2 Eldridge Lane	Roof top solar	49/77	Freedom Forever, LLC
20.	MAG Ventures 04-3419	30 Devon Street	Garage	76.4.2/1	JB Studio
21.	MAG Ventures 04-3418	30 Devon Street	Cabana/otdr shr/pergola	76.4.2/1	JB Studio
22.	Eliza Silva 04-3391	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
23.	Jennifer Silva 04-3381	14 Harbor View Way	Addition	42.4.1/26	Thornewill Design/LFW
24.	Daniel Omstead 04-3378	9 Quaise Pasture - MH	Rev 12-2441 cupola/brzwy	26/20.1	Linda Williams/SMRD
25.	Daniel Omstead 04-3377	9 Quaise Pasture - Cottage	Rev 12-2439 porch chng	26/20.1	Linda Williams/SMRD
26.	Thomas Keegan 04-3330	41B Cliff Road	Addition	29/40	Linda Williams/JB Studio
27.	Thomas Keegan 04-3329	41B Cliff Road	Cabana	29/40	Linda Williams/JB Studio
28.	Thomas Keegan 04-3328	41B Cliff Road	Pool and hardscape	29/40	Linda Williams/JB Studio
29.	Mark Norris 04-3415	14A Lowell Place	Cottage-resite/additions	41/164	Linda Williams/Emeritus
30.	Peter Taylor 04-3394	98 Main Street	A/C units and fence	42.3.3/111	Linda Williams
31.	14 MVR LLC 04-3420	14 Madequecham Valley Road	New dwelling	89/13	Emeritus
32.	Tim Demasi 04-3424	3 Gladlands Ave	New dwelling	80/234	Emeritus
33.	Deidre Hamling 04-3425	8 Lowell Place	Demo building	41/508	Topham Design
34.	David Berson 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD
35.	KMC Ventures LLC	34 Morey Lane	Garage renovations	73.3.2/60	Paulin Vitanov

VII. OLD BUSINESS 4/20/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Loftus 03-3092	8 ½ Evergreen Way	New dwelling	68/703	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
2.	Sharon Hubbard 02-2943	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
	• <i>Commissioners: Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
3.	10 Easy St NT 03-3089	10 Easy Street	Window changes	42.3.1/78	NAG
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
4.	38 Prospect LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
5.	38 Prospect LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
6.	38 Prospect LLC 03-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
7.	38 Prospect LLC 03-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
8.	MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
9.	MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
10.	MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
11.	Justin Brooks 03-3112	15 Correia Lane	New dwelling	80/56	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
12.	Justin Brooks 03-3113	15 Correia Lane	New garage/studio	80/56	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
13.	Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
14.	James Wilson 03-3211	1 Appleton Road	Rooftop Solar	66/388	ACK Smart
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				

15.	Stuart Hendrin 02-2941	43 Kendrick Street	MH new dwelling	76.4.3/31	CWA
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
16.	Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
17.	Karen Urban 03-3216	33 Main St, Sias	Pool	73.4.2/34	David Troast
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
18.	Gordon C. Russell 02-2898	3 School Street	Adtn, rfwlk, clpbrd	42.3.2/125	Flavin Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
19.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
20.	M. Currie + D. Southey 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman
	• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				

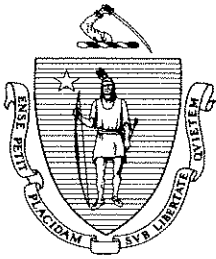
VIII. NEW BUSINESS 4/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Sherburne Way LLC	5 Sherburne Way	New dwelling	30/38	Botticelli + Pohl
2.	3 Sherburne Turnpike LLC	3 Sherburne Turnpike	New garage	30/114	Botticelli + Pohl
3.	Larry Castellani	50 Brewster Road	New dwelling	43/96	EMDA
4.	Siasconset Casino Assoc.	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
5.	Siasconset Casino Assoc.	15 New Street, Sias	Lift, fenest, deck, shingles	73.4.2/68	Val Oliver Design
6.	Grey Lady Lane LLC	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
7.	Prickly Pear	17 Broadway	Color change	73.1.3/112	Val Oliver Design
8.	Fish Tales LLC	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
9.	Gary Creem	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
10.	Gary Creem	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
11.	Carol Anne Surface	47 Warrens Landing	New dwelling	38/54	BPC
12.	Carol Anne Surface	47 Warrens Landing	Studio	38/54	BPC
13.	Carol Anne Surface	47 Warrens Landing	Pool	38/54	BPC
14.	Nant. 62 Walsh LLC	62 Walsh Street	Rev 12-2551 siding chng	29/85 + 85.2	Botticelli + Pohl
15.	Brian Franz	10 + 12 Cannonbury	Pool and hardscape	74/9 + 10	Ahern LLC
16.	OHOM LLC	28 Main Street, Sias	Rev 01-2749 fenestration	73.3.1/47	Emeritus
17.	Charles Lenhart	25 Dukes Road	Solar panels on shed roof	41/530.3	Self
18.	Charles Lenhart	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
19.	3 Waterview LLC	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
20.	Ana Ericksen	22 Orange Street	Rev 72708 roofwalk skirt	42.3.2/225	Botticelli + Pohl
21.	Peter Garren	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
22.	Peter Garren	36 Pocomo Road	Addition to dwelling	14/79	NAG
23.	Jane Pierre De Villeme	18 Gladlands Ave	30 x 30 sports court	80/221	LINK
24.	Nantucket G+S R.T	81 Vestal Street	Retaining wall	56/254	Mark Cutone Architecture
25.	Nant. 62 Walsh LLC	62 Walsh Street	Shift structure + addition	29/85 + 85.2	Botticelli + Pohl
26.	16 Western Pres. Trust	16 Western Ave	Rev 12-2395 fenestration	87/72	Botticelli + Pohl
27.	Matthew Dwyer	11 Mississippi Ave	Shed	59.4/233	LINK
28.	Sam Aloisi	19 Quaker Road	New dwelling	41/42	Thornewill Design
29.	Doug Meyer	18 Gardner Road	Demo/move off dwelling	43/135	Emeritus
30.	Mark Finnegan	36 Warren's Landing	Garage	38/44	BPC
31.	Mark Finnegan	36 Warren's Landing	Gazebo/cabana	38/44	BPC
32.	Mark Finnegan	36 Warren's Landing	Pool	38/44	BPC
33.	Kristina Amendolare	8 Bank Street	Addition	73.1.3/69	Angus Macleod
34.	Sharon Lefevre	30 Pine Street	Rev 2302 ODS/AC/ skylight	42.3.2/46	Angus Macleod
35.	Elbow Lane Group	7 Elbow Lane	Move on from 7 N Gully	73.2.4/41	Botticelli + Pohl
36.	72 Pocomo Road LLC	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
37.	72 Pocomo Road LLC	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
38.	72 Pocomo Road LLC	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
39.	Rufio ACK Holdings LLC	93 Main Street	Outdoor shower	42.3.3/17	JB Studio
40.	Anne Delaney	4 Old Quidnet Milk Road	Rooftop solar - house	20/53	ACK Smart
41.	Anne Delaney	4 Old Quidnet Milk Road	Rooftop solar – cottage	20/53	ACK Smart
42.	Jane Stoddard	6 Quaker Road	Rooftop solar	41/522	ACK Smart
43.	Conway Family Trust	11 Western Ave	Mveoff/prt demo17Hooper Farm	87/117	Permits Plus
44.	Terry Noyes	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
45.	Westmoor Club	105/109 W Chester Street	Dorm "A"	41/805	Graham Goldsmith Arch
46.	Westmoor Club	105 W Chester Street	Dorm "B"	41/805	Graham Goldsmith Arch

47. Westmoor Club	105 W Chester Street	Addition	41/805	Graham Goldsmith Arch
48. Greg Raiff	100 Low Beach Road	Rev 09-1845 pergola + ODS	75/27	Emeritus
49. 11 India Street LLC	29 Center Street	Color change	42.3.1/122.2	Emeritus
50. Trogoth NT	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
51. Jeffrey Krupa	95 W Chester Street	Shed	41/93.1	Emeritus
52. One Folger Road LLC	1 Folger Road	Studio	30/195.1	Studio Ppark
53. ABCET LLC	58 Baxter Road	New dwelling	49/54	Will Stephens
54. ABCET LLC	58 Baxter Road	Pool house	49/54	Will Stephens
55. ABCET LLC	58 Baxter Road	Pool	49/54	Will Stephens
56. Bruce Holdgate	80 Hummock Pond Road	Shed	56/124	Waterscapes
57. 22 Easton Street, LLC	22/24 Easton St	Main house	42.1.4/12 + 12.1	Workshop APD
58. 22 Easton Street, LLC	22/24 Easton St	East garage	42.1.4/12 + 12.1	Workshop APD
59. 22 Easton Street, LLC	22/24 Easton St	West garage	42.1.4/12 + 12.1	Workshop APD
60. 22 Easton Street, LLC	22/24 Easton St	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

IX. OTHER BUSINESS

Approved Minutes -	April 6 and 15, 2021
Review Minutes -	April 20 & 22, 2021
Other Business -	• Next HDC Meeting New Business Thursday 04/29/21 at 01:00pm • Reminder- Special Meeting Friday 4/30/21 at 1:00pm • Discussion of Resilient Nantucket meeting • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	



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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.

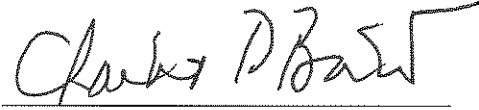
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby 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 dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive, flowing style. The first name "Charles" is written in a larger, more prominent script, followed by "D." and "Baker". The signature is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts