

*Joan Nix*  
ORLEANS TOWN CLERK



HISTORICAL COMMISSION

**Orleans Historical Commission  
Wednesday, July 12 2023 at 4:30 pm**

This was a hybrid meeting of the Orleans Historical Commission convened in the Skaket Room at Town Hall, with remote participation also provided by Zoom technology. Real-time public access was provided by Orleans Channel 18 on the Town website and cable television.

The meeting was called to order at 4:32 pm by Historical Commission Chair Ron Petersen. Also attending, and thus constituting a quorum were Committee Vice Chair Joan Nix, Members Charles Ellis, Edmund Marcarelli, and Associate Members Francis Mustaro and David Herrick. Bill Wibel was absent.

**Also, in attendance:** Select Board Chair Michael Herman(participated part-time); Town Manager Kim Newman (participated part-time); Historic Preservation Consultant Eric Dray (participated part-time).

**(00:00) Introductory meeting with Kim Newman, Orleans Town Manager**

Mr. Petersen welcomed and introduced Orleans Town Manager, Kim Newman, who began her new role in early July. He and Ms. Nix met Ms. Newman at a meeting and were impressed by her eagerness to be involved in the Town’s various committees and their work.

Ms. Newman shared her excitement to be in Orleans and to work with the Commission and her enthusiasm for working with Historic Commissions and Districts in particular. The Commission members and Mr. Dray introduced themselves to Ms. Newman and welcomed her to Orleans.

**(09:00) Public Hearing on a revised application to demolish a historic structure at 29 Henson’s Way**

Ben Zehnder, Attorney, and the applicants Kelsey and Garrett (remote) were present, along with Ezra Ambrose, Contractor. Mr. Petersen reviewed the May 10 meeting, where the application was originally reviewed and the 1-year demolition delay bylaw was imposed. The exterior of the structure is to be preserved in the 1797 portion of the house. Mr. Petersen and Ms. Nix conducted a site visit earlier this week.

Mr. Ambrose described the project and how the structure will be separated at a breezeway that connects the 1911 addition with the 1797 structure. The addition will be demolished and then the 1797 structure will be lifted in order to relocation the structure on the property on top of a new foundation.

Mr. Petersen asked if Mr. Ambrose felt the addition might not be old as listed in the Form B (1911); Mr. Ambrose opined it was around 1930s.

Ms. Nix asked about rotting around the windows; Mr. Ambrose said that will be patched up and repaired with today's lumber to replace in-kind, to prevent further decay.

Ms. Nix did not see an issue with removing the addition to the building. Ms. Nix reviewed her discussion with Building Commissioner Mike Ford, who suggested that the Commission could rescind their first decision and take a new vote this evening. This would allow the Commission to determine that the 1700's portion of the building is preferably preserved, and not the 1911 addition. The demolition delay would not be imposed for the demolition of the additions. The Commission discussed the best way to move forward.

**Ms. Nix move that the Commission finds that the original 1797 structure is preferably preserved; that the 20<sup>th</sup> century northerly L portion of the structure is not preferably preserved and that the commission does not impose any demolition delay with regard to the relocation of the structure as described on the site plan dated June 5<sup>th</sup> 2023; on the condition that the exterior features of the house are maintained; Mr. Marcarelli seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye".**

**Mr. Marcarelli moved to accept the withdrawal of the original application; Mr. Ellis seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye".**

**Mr. Marcarelli moved to close the public hearing portion of the meeting and commence regular business; Ms. Nix seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye".**

**(45:00) Commission reorganization and election of officers for the coming year**

Mr. Petersen reiterated his position on the Chairmanship, noting that he appreciates and recognizes the rotation of the position. Mr. Marcarelli and Mr. Ellis discussed the role of the Commission Chair and the future role of the Historic District Study Committee Chair. Mr. Ellis did not wish to see transition of the Commission Chair during this time, while the Study Committee is getting started. There was further discussion.

**Mr. Ellis nominated Mr. Petersen as Chair of the Commission; Ms. Nix seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye". Mr. Petersen accepted the nomination.**

**Mr. Ellis nominated Ms. Nix as Vice Chair of the Commission; Ms. Nix seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye". Ms. Nix accepted the nomination.**

**Mr. Petersen nominated Mr. Ellis as the CPC Representative; Mr. Marcarelli seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye". Mr. Ellis accepted the nomination.**

**Mr. Marcarelli nominated Mr. Wibel as the Clerk, on the condition that he accepts the nomination; Mr. Marcarelli seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye".**

Mr. Petersen discussed the Commission's subcommittees. Public education handles content and format of the website, as well as content for publishing locally and to find ways to further the reach of the Commission. Mr. Petersen discussed the historical marker project and other education efforts. There was further discussion about subcommittees and their roles. Mr. Mustaro and Mr. Herrick will join the public education subcommittee.

**(1:10:00) Status of Historic District Study Committee**

Mr. Petersen noted that the Study Committee has been appointed by the Select Board and all 7 members of the Commission will serve as members. Each member needs to be sworn in with the Town Clerk prior to holding its first meeting.

Mr. Petersen discussed the meeting schedule moving forward, noting the commitment of the members. Mr. Dray suggested having both the Commission and the Study Committee having at least 1 dedicated meeting per month. The members concurred that an extra meeting in July would suffice to assist in getting business conducted for the Study Committee. August 2 was proposed, at 4:30 pm. Ms. Nix will provide relevant information to the members prior to that date.

Mr. Dray discussed the public survey and outreach efforts, noting that the Study Committee is in a good place to start taking action on day one. There was further discussion of the Historic District Study Committee timeline and tasks.

**(1:45:00) Vote on approving the revised Form B's as prepared by Eric Dray**

Mr. Petersen reviewed the revised Form B's that Mr. Dray prepared, and that were shared at the June 14<sup>th</sup> meeting. The new Form B's will be uploaded to MACRIS and available on the Town website in time.

**Ms. Nix moved to accept the Form B's as revised and to ask Mr. Dray to submit the revised Form B's to the MA Historical Commission; Mr. Mustaro seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye".**

**(1:55:00) Discussion of proposals for next year's Historical Commission CPC applications – Charles**

Mr. Ellis noted that the CPC has taken the position that, if there are projects that are multi-staged and comprehensive, that the CPC would prefer to have the total picture rather than piecemealed. Discussing the Commission's application proposals for next here, Mr. Ellis suggested updating the 400+/- Form B's. that currently exist to be in the same format town-wide. For the archaeological project, he suggested developing a comprehensive application. Additional proposals include: Mr. for the Historic District Committee; also funds to hire a consultant as needed; and also, historical markers for historic buildings. There was further discussion on potential proposals and how to best utilize available CPC funds. The Commission will make a definitive list at the next meeting.

**(2:00:00) Review/approve minutes**

**A motion to approve the minutes of June 14, 2023 as amended was moved by Mr. Marcarelli and seconded by Ms. Nix. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting "aye".**

**(2:05:00) Items for future agendas**

There were no additional items for future agendas beyond the Historic District Study Committee.

**Adjourn:**

**Ms. Nix moved to adjourn at 6:38; Mr. Mustaro seconded. The Commission voted 5-0-0 with Mems. Marcarelli, Ellis, Petersen, and Mustaro and Ms. Nix voting “aye”.**

**Documents discussed and reviewed:**

1. 29 Henson’s Way application
2. Draft minutes – June 14, 2023
3. Form B’s prepared by Eric Dray