



# Town of Orleans

19 School Road Orleans Massachusetts 02653-3699  
Telephone (508) 240-3700 – Fax (508) 240-3388

## COMMUNITY PRESERVATION PROJECT APPLICATION

**Submission Date: 24 Nov 19**

**Project Title:** East Orleans Architectural Conservation District, facilitation of the process.

**Applicant (note if public or private):** Orleans Historical Commission

**Address:** 19 School Street, Orleans MA 02653

**Telephone:** 774-722-3861      **E-mail:** ronpete50@gmail.com

**Federal Tax Identification Number (if non-profit):**

**Contact Person (Name & Telephone):** Ron Petersen; 774-207-0079

**Project purpose (Check all that apply):**

Open Space       Historic Preservation       Community Housing       Recreation

**Project Location/Address:** Main Street East Orleans

**Community Preservation Funding Request:** Orleans Historical Commission

**Brief Project Summary, Including Justification of Project Category Checked Above:**

The Orleans Historical Commission voted unanimously to formally pursue historic district status for a portion of Main Street in Orleans. The area could encompass Main Street from Route 28, east to the Barley Neck Inn, a scenic and historic streetscape of 1.2 miles. The final boundaries of the proposed district will be determined after the Commission receives public input, and input specifically from residents of the area.

**Please attach the following information with all applications:**

- **Detailed Narrative:** A complete and detailed description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long-Range Plan, and relevance to the community and its needs.

This area of Orleans was historically the institutional, ecclesiastical, and civic center of our town, and retains multiple high-style and large-scale buildings of these use types. The area also contains a well-preserved, cohesive collection of historic residences. Main Street in East Orleans contains a total of forty-six properties that are listed on the Orleans Historic Properties Survey, including forty-one buildings, two cemeteries, and three monuments. As a whole, the streetscape possesses integrity of location, design, setting, material, workmanship, feeling, and association.

In order to protect the integrity of this historic and cultural treasure, the Historical Commission has elected to pursue an Architectural Conservation District under the state's home rule provisions. This

status would enable the town to prevent the demolition of historic structures in the district and to prevent inappropriate additions or new construction that would impair the historic streetscape. Architectural Conservation Districts are not as strict as traditional historic districts or the regional Old Kings Highway District.

In order for the East Orleans architectural conservation district to be established, this district must be approved by a majority of voters at a future Town Meeting. To that end, the Historical Commission will continue with its public education efforts, work with the Selectmen and other Boards and Commissions, hold a series of public hearings, and continue to refine and improve this proposal to ensure that it is consistent with the wishes of a majority of our residents.

Our heritage is disappearing at a steady pace, and once it's gone, it's gone for good. This proposal is an effort to find a balanced approach that will allow the district to continue to evolve while preserving one of Orleans' most historic areas for future generations.

This application is for funding to support the Commission's hiring a facilitator, who would be capable of managing the public process.

- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.

Depending on the level / complexity of public input that the Commission receives, and when cash flow is available, the Commission may file a warrant article to the Select Board for the Fall 2020 Town Meeting, or wait until a subsequent TM.

The Commission plans to hold 6 public meetings to explain our thoughts about why creating this district would substantially benefit Orleans, and to allow residents and interested citizens to ask questions and/or provide feedback. Our plan is to hold 3 meetings during the January 2020 – June 2020 period, in order to gather preliminary sense of public support.

After July 1, 2020, we would engage an experienced facilitator to manage the remaining 3 meetings, with the intent of finalizing documents that would be sent to the Select Board for inclusion in a Town Meeting warrant.

We have contacted the Consensus Building Institute of Cambridge (CBI.org), based on recommendation from a member of BOS, to provide us with a rough scope of work, and a fee budget. Stacie Nicole Smith from CBI was the facilitator of the Orleans's Water Quality Advisory Panel and she has just started assisting the Cape Cod Commission with their Climate Action Initiatives. She has great knowledge of Orleans and is well respected.

- **Financial Data:** Provide financial information for the project including total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Applicants are encouraged to submit more than one quotation from potential contractors.

Our application is for \$20,026.00, which would fund CBI's efforts after July 1, 2020.

Attached is a spreadsheet that provides a general scope of services, and fee. Also attached is an overview of CBI, and a resume for Stacie Smith.

# GUIDELINES FOR PROJECT SUBMISSION

Please submit **12** paper copies of the application materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653 by November 27, 2019. **If possible, please also email application materials as a PDF file to [msuchenicz2012@gmail.com](mailto:msuchenicz2012@gmail.com).**

1. Applications must be received by November 27 to be considered for recommendation at the Annual Town Meeting in May.
2. Funds will be available on July 1<sup>st</sup> following the Annual Town Meeting.
3. Applicants may include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted (only one copy is necessary).
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition Web site), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available at the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Chairman or Vice Chairman with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act. The Community Preservation Act, in Sections 2 and 5 (2), defines, by category, the following uses for Community Preservation funds:

## **Open Space**

Acquisition, creation and preservation of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

## **Community Housing**

Acquisition, creation, preservation and support of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

## **Historic Preservation**

Acquisition, restoration, rehabilitation and restoration of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the Town or that are listed on the State Register of Historic Places.

## **Recreation**

Acquisition, creation, preservation, rehabilitation and restoration of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground or athletic field and for preservation and restoration of recreational facilities. (Community Preservation funds cannot be used for a stadium, gymnasium or similar structure or for the acquisition of artificial turf for athletic fields.)

*Updated Sept. 18, 2019*