



HISTORICAL COMMISSION

**Orleans Historical Commission
Wednesday, March 8, 2023 at 4:30 pm**

'23 NOV 8 8:49AM

Jeffrey
ORLEANS TOWN CLERK

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 4:31 pm by Historical Commission Chair Ron Petersen. Also attending, and thus constituting a quorum were Committee Vice Chair Joan Nix, Members Bill Wibel and Charles Ellis, and Associate Member Edmund Marcarelli. John Harter was absent.

Also in attendance: Select Board Liaison Meff Runyon and Part-time Consultant Eric Dray

(0:00:01) Public Comment

Ronald Mgrdichian, Old Kings Highway Chairman, discussed that he will be moving to the Vice Chairman role and will assist Richard Weeks as he steps into the Chairman position.

Mr. Peterson welcomed the Commission's new Recording Secretary, Courtney Butler, and thanked her for joining the team. Mr. Wibel thanked Ms. Butler as well, who will assist in getting the Commission's minutes up-to-date.

(0:05:00) 2023 CPC Recap - Charles

Mr. Ellis discussed the several approved Community Preservation Committee (CPC) grants

- Federated Church - \$8,000
- Nauset Architectural Survey and Historical Property Research - \$7,500 for each
- French Cable Museum - \$36,750
- CHO - \$55,000 for planning process of Boathouse
- Bandstand - \$29,500 for planning
- Schoolhouse - \$58,078 for restoration and kitchen
- Academy Playhouse \$128,265 to finish most of exterior restoration
- Veterans Park was not forwarded on, and needed more clarity before being approved
- The Fire Station was not approved for the Annual Town Meeting

Mr. Runyon asked about the Bandstand, noting that the Select Board had an issue with the \$50,000 request. He asked Mr. Ellis if he viewed the Bandstand as an historic asset; Mr. Ellis said that it probably is, but the CPC, and the Commission, were concerned with the plans and the potential final cost. Mr. Petersen said that the Bandstand has a documented iconic history, and has been moved several times within town. Ms. Nix asked about adding a ramp, per ADA compliance laws, while maintaining the historic look. There was further discussion.

(0:15:00) Re-start of Historic District project

Select Board charge for Historic District Study Committee

Mr. Petersen discussed the draft charge; Ms. Nix asked if public comment should be conducted before, or after, forming the Study Committee.

Mr. Dray said that it was unclear whether or not to when to host public comment and that ultimately it was up to the Commission. Ms. Nix asked when the Commission should go to the Select Board, and what the next step was. Mr. Petersen said that the Commission needs to revise, and resubmit, the charge for the Study Committee. Mr. Runyon suggested coming before the Select Board. Mr. Marcarelli noted that it was best to request being on the agenda, and handle the draft in the time before being seen by the Select Board. Mr. Petersen said he would set up a meeting with Interim Town Manager Charles Sumner.

There was no comment on the draft charge, dated October 2022. There was further discussion as to next steps in the process for going before the Select Board. Five members will be appointed to the Study Committee, and Mr. Petersen noted that there was interest from the Commission in participating. Mr. Runyon asked for one appointee to be someone who is not from the District to be appointed.

Mr. Petersen noted that there was an appointment for 1 vacancy on the Commission tonight before the Select Board, and that Mr. Harter will be removed from the Commission which will elevate Mr. Marcarelli to a full member. There was discussion about the structure of the Historic Commission membership.

(0:30:00) Historic District Study Committee

Mr. Dray discussed the timeline of the Study Committee, relative to a similar project he is working on in Marion, MA, as an example. The process includes public outreach and a survey, with a preliminary study report completed in November followed by a public hearing on the report.

(0:50:00) Public education in support of the effort- Outreach to Main St. property owners

Mr. Dray said that the Commission's hope to complete the Bylaw by Spring 2024 is doable under this timeline. There were questions about the survey, and Mr. Dray said that it would be in paper format and that there would be a public meeting to review the results afterward. Mr. Wibel asked about the length, and Mr. Dray said that the example he had was very short, 5 questions plus one open-ended comment area. There was discussion about how many surveys per household would be mailed: i.e. one per household, or one per resident/voter/property owner.

Mr. Dray read the sample survey questions:

1. Do you think the village center is historically significant – yes/no
2. Do you think the village center should be preserved – yes/no
3. If yes, to the above, what kind of projects should be exempt from review?
(multiple, adaptable, responses)
4. Overall, do you support the concept of the local district – yes/no/not sure/
would like to find out more.
5. If yes to the above question, what kind of projects should be exempt from review?
6. Please include any other comments that you would like to make in the space below:

There was further discussion. Mr. Petersen and Mr. Wibel shared maps of the Study District. Mr. Dray said that the Commission needs correct addresses and an accurate map. The Commission will ask George Meservey about creating a map.

Mr. Dray discussed the draft press release, to go out before the survey is mailed. He said that he would assist in editing and updating this. The Commission discussed how they wanted to wait to do public outreach prior to the Study Committee being appointed. Ms. Nix said that a preliminary public outreach to notify of the process would be good to do, but she did not want to survey people twice.

Mr. Dray suggested having 5-to-7 members for the Study Committee, so they do not limit themselves. There was further discussion amongst the Commissioners. Mr. Wibel asked if the Design Guidelines should be included as a resource in the public outreach; the Commission agreed that it should, as well as the Orleans Comprehensive Plan which is in review.

(1:16:00) Action Items for follow-up:

- Mr. Petersen will meet with Interim Town Administrator Charles Sumner to discuss the Study Committee Charge coming before the Select Board.
- Ms. Nix will talk to Town Council Mike Ford about the legalities and process of appointing the Historical Commission or its members individually as a Historic District Study Committee and will also reach out to Mr. Meservey for maps.

(1:24:00) Review/Approve minutes

February 8, 2023 – Ms. Nix provided Ms. Butler with a list of corrections and amendments to the minutes.

(1:26:00) Administrative matters – items for future agendas

There is a special meeting in 2 weeks on March 22nd that will begin at 3:30 PM, with a public hearing on 38 Beach Road. Administrative matters will also appear on the agenda, as well as draft minutes.

Mr. Marcarelli asked to include the Archaeological Survey on an agenda in April or May.

Adjourn

A motion to adjourn at 6:30 pm was moved by Mr. Marcarelli and seconded by Ms. Nix. The Commission voted 5-0-0.

Documents discussed and reviewed:

1. Draft charge for the Historic District Study Committee
2. Draft Study District Project Maps