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Jim Tracy
ORLEANS TOWN CLERK

Town of Orleans
Old King's Highway Regional Historic District Committee
August 3, 2023
Minutes

This was a hybrid meeting of the Orleans Historic District Committee, 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 6:31 pm by Committee Chairman Richard Weeks. Also attending, and thus constituting a quorum were Vice Chairman Ron Mgrdichian and members Jamie Demas and John Smith.

Certificate of Appropriateness: 108 Rock Harbor Road – solar panels

Nathan Tissot, Engineer with Tesla Energy, was present on behalf of the applicant. The Committee discussed and reviewed the Certificate of Appropriateness application for the installation of 23 black, mounted solar panels on the accessory building at 108 Rock Harbor Road. The panels will be on the roof of the detached garage.

Mr. Weeks asked why a Certificate of Appropriateness was applied for, rather than an Exemption. Mr. Tissot said he did not think it would be impactful from the road. Mr. Weeks asked if the house would have qualified for an exemption; if it was less than 75 years old, had a dark colored roof, *the dwelling is not attached to the main house*, and the visual impact is not visible from a Scenic Road. Mr. Tissot said he did not feel the location of the array would be visible from Rock Harbor Road.

Ms. Demas clarified the exemption criteria, noting that Rock Harbor Road is a Scenic Road. Ms. Demas was concerned that the parcel was very close to the road, and that some screening or vegetation would be a good addition. Mr. Smith asked if this property had been before the Old Kings Highway before, Mr. Tissot said that it has not been before the Commission under his contract. Mr. Smith asked Mr. Tissot if there were ways to minimize the visual impact of the solar panels, even though they are located in the rear.

Mr. Mgrdichian discussed that the tendency of the Regional OKH, for Barnstable County, was to be liberal with interpretation of the guidelines for solar panels. He said he had no issue on where the panels were going to be located.

Mr. Weeks was concerned that the previous application, which was heard before the new guidelines were issued, was deemed inappropriate. Mr. Weeks asked if there was sufficient room behind the house for a ground array; Mr. Tissot said there is sufficient space, but did not comment on the homeowner's desires to install one.

A motion to deny the Certificate of Appropriateness for 108 Rock Harbor Road was moved by Mr. Smith; seconded by Ms. Demas. Motion approved 3-1-0 with Mr. Mgrdichian opposed.

Extension of Approved Application: 17 Nell's Way – extension request for one year

The Committee discussed the request for a one-year extension at 17 Nell's Way. Mr. Mgrdichian noted that the applicant need not be present, and that this is a formality to approve the extension, so long as the request is made prior to the approved application expiring.

Mr. Weeks expressed concern with approving the extension, noting that the plans have changed at 17 Nell's Way, since the last time the applicant was before the Committee. There was further discussion.

The Committee agreed to send a letter to the owner of 17 Nell's Way requesting that he comes before the Committee to the next meeting to explain the intended changes at the site.

A motion to approve the extension of 1-year on the original plans approved for 17 Nell's Way, was made by Mr. Smith, seconded by Ms. Demas. Motion approved 4-0-0.

Approval of Minutes (July 6, 2023)

Ms. Demas provided Ms. Butler with minor amendments. There was no discussion.

A motion to approve the minutes of July 6, 2023 as amended was made by Ms. Demas, seconded by Mr. Smith. Motion approved 3-0-0, with Mr. Weeks abstaining.

Adjournment

A motion to adjourn at 7:31 pm Mr. Smith was made by Ms. Demas, seconded by Ms. Demas. Motion approved 4-0-0.

Respectfully submitted,

Courtney Butler
Board Secretary