

East Orleans Main Street Historic District Study Committee (Historic District Study Committee)

Wednesday, August 9, 2023 at 5:00 pm

Minutes

The Historic District Study Committee was called to order at 5:00 pm.

Attendees: Members Joan Nix, Ron Peterson, Charles Ellis, Edmund Marcarelli, William Wibel, Francis Mustaro, and David Herrick part-time. Eric Dray, consultant, participated via Zoom.

Joan Nix (JN) thanked David Herrick (DH) for his service. DH explained he is just overcommitted.

JN distributed and reviewed the Select Board motion establishing the Study Committee. She noted that the exemptions were highlighted in the charge to the committee.

There was no public comment.

JN explained that the liaison Meff Runyon had come to her after the last meeting and the issue of funding of any item like mailings wasn't as clear as he had mentioned. He had said at a prior meeting that the CPC funds for ED could be allocated from the Historical Commission to the HD Study Committee. Charles Ellis (CE) pointed out that the CPC money wouldn't be reallocated from one body to another but paid by the Historical Commission to consultant.

JN explained that she had requested a separate page and email address and setting up each was in progress by the town.

The draft press release was reviewed. Modifications were offered by Edmund Marcarelli (EM), CE, Ron Petersen (RP) and Francis Mustaro (FM). There was discussion around explaining the benefits of preservation – like the addition of a quote from the National Trust for Historic Preservation about the financial benefits of preservation for property owners. Eric Dray (ED) noted that there are a number of commercial properties within the potential district who could leverage the designation for their benefit. RP noted that the Committee needs to emphasize that the proposed district is not a restrictive one, but is to include many exemptions, and that this should be highlighted in the press release. ED and others concurred. There was general agreement about the press release's content. Press Release to be send to the Chronicle and Cape Cod Times.

William Wibel (WW) moved and EM seconded that the press release, as modified, be published after a copy is sent to all members and the liaison. Approved 6-0-0.

The initial letter to homeowners will follow the press release, and contain Form Bs for those properties for which a new form was prepared by ED. The letter and press release will reference the current Old Kings Highway HD.

EM talked about the need for actual examples to present in public hearings which depict how new construction could potentially disrupt a streetscape.

JN and ED discussed that state tax credits are available for commercial projects.

There was discussion of constituent groups initial contacts, based on the guidelines from the State. These people volunteered to talk to these groups, bringing a press release:
WW - CHO, Chamber of Commerce, William Ravis realtor, Garvey Rita
RP - Pond Coalition, Conservation Trust, Cultural District
FM – help with businesses

CE suggested that the committee postpone this initial contact until after some talking points were prepared. The committee agreed, and further agreed that the initial contact begin after the initial letter to property owners is sent. ED suggested that the constituent contact be postponed for a bit. He suggested that one critical step needed to happen prior to a constituent discussion and that is absolute certainty on the committee's side what the proposed boundaries should be, particularly the eastern end.

The next meeting will include a review of the boundaries of the proposed district.

CE suggested that the committee review the previously prepared bylaw for an Architectural Conservation District and see if it still matches the committee's goals. This will be reviewed at the next meeting. WW reminded that a new bylaw for a 40C would need new attorney review.

It was decided to schedule an additional meeting on Aug. 23, 2023 in the afternoon, at a time to be determined after consultation with the town but in the range of 4:00 start time.

ED suggested that the questionnaire be sent out with the second mailing to homeowners.

Move to adjourn by FM, seconded by EM. Vote of 6-0-0. The meeting was adjourned at 6:30 PM.

Respectfully submitted,
Joan Nix