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**Town of Orleans  
Old King's Highway Regional Historic District Committee  
October 5, 2023  
Minutes**

This was a hybrid meeting of the Orleans Old King's Highway Regional Historic District Committee (OKH), 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.

**(00:00) Certificate of Appropriateness: 111 Rock Harbor Road (continued from September 7)  
Certificate of Demo/Removal: 111 Rock Harbor Road (continued from September 7)**

The applicants were unable to attend due to personal matters, and asked for a continuance.

**Mr. Mgrdichian moved to continue this hearing to November 2, 2023; Mr. Smith seconded. The OKH voted 4-0-0.**

**(3:00) Certificate of Appropriateness: 113 Rock Harbor Road: installation of fence to surround future above ground fuel tanks at the Harbor**

Tom Daley, Director of Public Works, and Nate Sears, Natural Resource Manager, were present for this application. This application is for work to be done at the Rock Harbor Fuel Tanks. Mr. Daley discussed the tanks, which were installed in 1999 and includes one gas and one diesel tank. The warrantee lifespan is 30 years, and the inspections done this past year determined that the tanks need replacement and excavation is needed to reach the tanks.

The project is \$800,000 and the Town received a \$600,000 Coastal Zone Management grant to cover costs. Mr. Daley said the Town is planning to put the project out to bid in October and start construction this winter. Environmental and infrastructure concerns will be addressed during this project.

The new tanks will be aboveground, which makes it easier to spot issues and maintain. Above ground tanks are at less risk in a flood zone or coastal storm. Mr. Sears discussed the location of the tanks, which will coincide with the relocation of the bulkhead. A 6' high, chain link fence, with a privacy screen is what is being considered to block the tanks from view.

Mr. Daley noted that a chain link fence is required for the tanks; the OKH asked if it was possible to surround the chain link with a fence that is acceptable to the Historic District – such as wood. Mr. Mgrdichian was not concerned with the chain link, as it is a security safeguard; he was also content with the tanks being above ground. Mr. Weeks felt that, as a “quasi-industrial” zone within the Historic District, a chain link and privacy screen fence was passable. However, given the location within the Rock Harbor Historic District, and given that a wood fence “dressing” was deemed to be a reasonable modification by both Mr. Daley and Mr. Sears, it was agreed that this was the recommended solution.

Mr. Sears noted that the gates to get to the tanks would still need to be accessible, and all agreed that the wood fence would be applied on top of the chain link fence on the north and west sides, which are the most visible from the restaurant and roadway. There was further discussion about the tank storage area and

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restoration being done to the vegetation surrounding it. Mr. Daley and Mr. Sears discussed how the entire area will be visually improved with new vegetation and a viewing deck.

Mr. Weeks confirmed that there will be 2, 1,000 gallon tanks, with a walkway across the top. Mr. Daley said that was correct. Once a more aesthetically appealing design is decided on, for the north and west sides, the OKH recommends an amendment be submitted to complete the application.

**A motion to approve the application for 113 Rock Harbor Road, as submitted, with the intention to submit an amendment addressing the fence on the north and west sides, was made by Ms. Demas seconded by Mr. Smith. Motion approved 4-0-0.**

**(32:00) Certificate of Appropriateness: 30 Gull Lane: addition and alteration to existing barn to include a greenhouse**

Malinalli Aronson, AD Architects, was present virtually on behalf of the owners of 30 Gull Lane. The goal of this project is to save and repurpose a barn into a workshop and greenhouse. The existing structure will be kept, and insulation will be added on the outside. The Mustaros wish to keep the historical look and integrity of the barn. New windows, doors, and a greenhouse will be installed.

Mr. Weeks asked if the barn, as it exists today, is consistent with the architectural style with the house on the property. Ms. Aronson said yes, and that the only change will be the addition of the greenhouse on the backside. Upon further questioning, Ms. Aronson clarified that a dormer will also be added, the cupola will be replaced, a rinsing station will be added, and other features will be modified or added. The OKH was concerned that the application does not have clear information as to what is existing and what will be added.

This application will be continued to the November 2, 2023 hearing when more information will be provided depicting the exact changes being made to the barn.

**A motion to continue the application for 30 Gull Lane to November 2, 2023, was made by Mr. Smith; seconded by Ms. Demas. Motion approved 4-0-0.**

**(45:00) Approval of Minutes (September 7, 2023)**

**A motion to approve the minutes of September 7, 2023 as amended was made by Mr. Smith seconded by Ms. Demas. Motion approved 4-0-0.**

**Adjournment**

**A motion to adjourn at 7:15 pm was made by Mr. Smith seconded by Ms. Demas. Motion approved 4-0-0.**

Respectfully submitted,

Courtney Butler  
Board Secretary