

**Minutes of the East Orleans Main Street Historic District Study Committee  
Wednesday, October 20, 2023 at 3:00 pm**

Attendees: Historical District Study Chair Joan Nix, Members, Ron Petersen, Charles Ellis, Edmund Marcarelli and Bill Wibel. Eric Dray by Zoom.

Meeting was called to order at 3:00pm.

There was no public comment.

JN reported that letters to property owners went out Monday (October 16). This was the second mailing; it contained the questionnaire.

JN explained that concerning flag lots, we are dealing with them properly. The Committee has not sent letters to these property owners. These lots will not be part of the district.

Regarding the Barley Neck Inn being on the same lot as the adjacent condominiums, JN noted that the tax assessor explained that there is a line of exclusive use between multiple condominiums on one property. This line is defined on the property deed. The concept of subdividing a lot with the line of exclusive use makes it proper to include parts of properties within a historic district. The committee can send letters only to the Barley Neck Inn and not the condos next to it. There are other condominiums within the proposed district area as well, and the letters are being sent only to those that front Main Street.

JN noted that a map of the district has not been published.

BW volunteered to write the text for a reminder email to be sent out to property owners not known to have responded to the questionnaire. These should go out on 10/26.

EM agreed to get the second letter posted to the website along with the materials enclosed with it. He also agreed to enter questionnaires returned by email into Google Forms online.

It was noted that 25-30% of the mailing addresses for property owners in the proposed district were outside Orleans.

ED reported on the phone conference with Town Attorney M. Ford, attended by JN, RP and ED. M. Ford thinks we can write exceptions into the by-law but he wanted to talk to the Attorney General's office about it. He knows the time constraint the committee is under to get a decision. The object is to find a way to do a minimal district under 40 C.

CE expressed the view that more specificity in the by-law the better to protect the district and town. ED indicated that he thinks a category with list of examples is better a way to express the exceptions.

ED hopes for a situation where a certificate could be issued but with recommendations that provides the opportunity to educate. A certificate of non-applicability can be requested by owners as a way of acknowledging that a certificate of appropriateness is not required. Others on the Commission were worried that this concept is beyond the intended scope of a limited review process.

BW expressed concern about windows. Changing the look of the windows changes the whole appearance of the house. Windows are a character-defining feature but we need to stay on point about achieving the goal of getting a district established.

JN initiated a discussion about the schedule. She noted we needed to begin a plan to talk to property owners in the district. Talking points for these discussions are needed. We need to explain that the type of review we are planning for is not onerous for property owners in the district. ED thinks public meeting content needs to be developed. His presentation of the architectural features in the district was an important part of the public meeting in Marion about their historic district. JN will talk to George M. about a map for this meeting.

Proposed agenda for the first public meeting:

1. Architectural features
2. Survey results
2. Process for establishing district
3. Map

There was a discussion about when and where this meeting will be held. JN asked for a volunteer to organize it and when other members of the committee were unable to commit to that task, JN accepted responsibility.

After this post-survey meeting, the next required meeting is 60 days after the Study Committee report is published.

JN advised that at the next meeting we would talk about how a histories district will interact with the Architectural Review Board for commercial buildings only.

Approval of the minutes was the next agenda item. EM moved for approval; WB seconded. The vote was 5-0-0.

The next meeting of the Committee will be November 3rd at 3:00.

EM moved to adjourn at approximately 5:00 pm; RP seconded. The vote was 5-0-0

Respectfully submitted by Ed Marcarelli.

11/3/2023