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TOWN OF ORLEANS
TOWN CLERKS OFFICE

TOWN OF ORLEANS
HISTORICAL COMMISSION

MINUTES OF MEETING

Date: Monday, June 22, 2010, 8:30 AM

Place: Orleans Town Hall

Present:

Absent

James Hadley, Chair
Richard Besciak
Bonnie Snow
Ann Sinclair
Catherine Southworth
Carol Haeberli

Dennis Dowd

Michael Ford, Esq., Orleans Town Counsel
Bruce Taub
Brian Harrison, Orleans Building Commissioner

1. Reappointment of Catherine Southworth as our representative to the CPC.

Bonnie Snow moved and Dick Besciak seconded a motion to reappoint Catherine Southworth to the CPC. MOTION APPROVED UNANIMOUSLY

2. Discussion with Town Counsel of the implications or the Todd Thayer preemptory applications for the demolition of historic property,

The Building Commissioner stated that the demolition permit is issued for the property, not the owner.

Mr. Ford Stated his position on the peremptory demolition permit issue, indicating that he believes that in order to have the standing to request a demo delay, an applicant must have a clear intention to demolish a structure.

Mr. Ford brought a memo with him for use by the Commission outlining options he sees as addressing the problem presented by the Thayer applications for demolition. He also distributed Demolition Delay By-Laws used by other towns on the Cape. He recommended that the Demolition Delay by-law be changed at the next Town Meeting. Mr. Ford suggested that, in the interim, if an owner comes in for a demo delay without an immediate plan to tear down a structure, the Commission may deny standing with the statement that the application is premature. The Commission would then direct the owner to come back when he has plans to demolish.

Mr. Ford indicated that the process to change a by-law requires a majority vote at town meeting. The proposed by-law then goes to the State for a 60 to 90 day review period to determine whether the law is in conflict with any state statutes, before becoming law.

A portion of the memo by Mr. Ford was handed out to the Commissioners to read and discuss at their next meeting.

3. Retiring Commissioner Carol Haeberli advised the members of the Commission that

she is leaving to establish her legal residence in New Jersey. The Commission discussed a replacement for Ms. Haeberli.

There were three applications for her position and all were called and invited to the meeting. The Commission interviewed Bruce Taub, the only invitee to attend the meeting. Mr. Taub indicated that he has a background in anthropology and practiced as an attorney with a specialty in personal injury while in practice in Boston. He has lived in Orleans as a permanent resident for three years and has volunteered as a basketball coach in the Nauset School System. The sense of the Commission was that Mr. Taub should be recommended to the Selectmen for appointment to the Orleans Historical Commission.