

TOWN OF ORLEANS
HISTORICAL COMMISSION

K. D. Long, Assn
TOWN OF ORLEANS
TOWN CLERKS OFFICE

10 NOV 17 PM 3:42

MINUTES OF MEETING

Date: Wednesday, November 10, 2010, 1:00 PM

Place: Orleans Town Hall

Present:

Absent:

James Hadley, Chair
Richard Besciak
Catherine Southworth
Ann Sinclair
Bonnie Snow
Sarah Bartholomew
Dennis Dowd

Vince Ollivier
Kevin Galligan
Peter & Ellie Johnson
Alex Paine
Charles Lamaitre

1. Hearing in accordance with Chapter 106 of the Bylaws of the Town of Orleans on the demolition request for a portion of the structures at 22 Great Oak Road.. Owners – Vince Ollivier & Kevin Galligan

Catherine Southworth moved to open the public hearing on 22 Great Oak Road. Dennis Dowd seconded the motion. Motion Passed.

According to the MHC form #216 the original portion of the house was constructed circa 1845. The owners stated that the attached shed was built in the 1870's and the garage in the 1950's. The proposed plan is to demolish the garage, and shed and build a new garage with a dormer and a new ell where the shed is. Mr. Hadley stated that in the past we have not objected to this type of small outbuilding being demolished and he asked whether the Commission needed to make a site visit.

Mr. Ollivier provided drawings of the proposed addition which the Commission reviewed. Bonnie Snow moved and Dennis Dowd seconded a motion to allow the demolition of the garage and shed. Copies of the drawings will be provided to the Orleans Building Department to verify that the design intent of the submitted scheme is followed in the final construction. Motion passed unanimously.

Catherine Southworth moved and Dennis Dowd seconded a motion to close the public hearing on 22 Great Oaks Rd. Motion Passed.

2. Hearing in accordance with Chapter 106 of the Bylaws of the Town of Orleans on the demolition request for 10 Nichols Road. Owners Nancy and Alex Gambal, represented by Real Estate Agent Charles Lamaitre.

Dennis Dowd moved and Bonnie Snow seconded a motion to open the public hearing. Motion passed.

Mr. Lemaitre presented photographs of the house as it now stands. The house was built in 1790, has had renovations to the upstairs but none to the downstairs. There is no heat. Mr. Lemaitre has been trying to sell this house for five years. It sits in the middle of 2.024 acres. Because he has been unable to sell it, and owners need to get their money out, a subdivision plan for two building lots has been approved but not filed yet. The lot line on the plan divides the house in two. Mr. Hadley suggested that the Town should not have reviewed or approved the subdivision without proceeding with demolition delay hearings before the Historical Commission. Mr. Lemaitre also pointed out that Town records list the house under an incorrect address.

Alex Paine, whose relatives owned the house for many years in the past, is looking at options for moving the house to land his family owns nearby. But there are many cost considerations he said. Some of the house sills are or were infested with powder post beetles making it structurally difficult to move, and would require remedial work. He is looking at options, moving it with and without the ell.

Peter Johnson, an abutter, commented that the description of the house is accurate, but that he has put the bulk of his land into conservation land and hopes this house could stay here instead of having two new McMansions in its place.

Mr. Lemaitre explained that he has not filed the subdivision plan yet so that there could be a single buyer of the house and land. There was a motion to initiate the one year demolition delay because of the significance of the house. There was discussion of who filled out the application for the demolition. Mr. Lemaitre had filled out and signed it, as the Gambals have a contract with him. Mr. Dowd expressed concern regarding Mr. Lemaitre's standing as applicant. Mr. Besciak moved that the hearing be adjourned to allow time to confer with Town Counsel regarding the verification of the validity of applicants for demolition. Bonnie Snow seconded the motion. Motion passed unanimously. The hearing was adjourned to allow Chairman Hadley to contact Town Counsel.

Alex Paine has also considered abutting the house. Mr. Hadley indicated that he believed the best hope for the house was for Alex to move it and suggested that he apply for a CPC grant to help with that.

3. New Business

Bonnie Snow said that Robert Carlson has completed the cleaning of Susanna Doane's headstone in the Methodist cemetery. She asked for a letter from the Commission thanking Robert Carlson, PO Box 158, North Eastham, 02651. Jim Hadley will do it.

4. Minutes of Friday, July 30, 2010

Dennis Dowd moved and Bonnie Snow seconded a motion to approve the Minutes of July 10, 2010. Motion passed.

5. Richard Besciak moved and Dennis Dowd seconded a motion to adjourn. Motion passed.