

**ORLEANS HISTORICAL COMMISSION**  
TOWN HALL, 19 SCHOOL ROAD, ORLEANS, MA 02653

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ORLEANS TOWN CLERK

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**MINUTES OF MEETING (Rev 7/27/12)**

Date: Monday, June 25, 2012 1:00 PM

Place: Orleans Town Hall

Present: James Hadley, Chair  
Catherine Southworth  
Richard Besciak  
Ann Sinclair  
Bonnie Snow  
Dennis Dowd

Absent  
Sarah Bartholomew

Mary O'Keefe, Sr. Mgr. of Govt. and Community Relations, Comcast  
John De Lurie, GBR Property Mgr., Comcast  
Daniel Lepine, Property Mgr. N.E. Region, Comcast  
Michael Koretz, Holmgren Koretz, Scarano & Murphy, Att'ys. (representing Comcast.)  
Elsie Jones, abutter.  
Duane Landreth, abutter. (La Tanzi, Spaulding and Landreth, Att'ys.)

1. Mr. Hadley asked that the agenda be slightly revised to take the 2 short items first. There were no objections so these were taken up:
  - Approval of Bonnie Snow report on Orleans Historical Society Digitization of photos – application to the CPC. Moved and seconded to approve the report, indicating that the project meets criteria for preservation of historic Town artifacts. The Commission voted unanimously to approve the report.
  - Mr. Hadley reported on progress toward saving the historic house located on the Habitat for Humanity property. When the HFH closes on the land, the Commission will need to organize the effort of rehabilitating the house.
2. Public Hearing in accordance with Chapter 106 of the bylaws of the Town of Orleans on a request by Comcast to demolish an historic house on their property at 15 Locust Road.

Mr. Besciak moved, and Ms Southworth seconded a motion to open the public hearing.

The building is on the Historic Inventory of buildings in Orleans and a Form B is on file with the Town Building department. According to the documenters it was constructed in 1875, but Mr. Hadley noted that all aspects of the style point to an earlier date. Mr. Hadley asked for comments from the representatives of the Owners present. These indicated a willingness to work with representatives from the Town or community to find a new location for the structure. They indicated that the Corporation did not wish to rehabilitate the house for use in the present location.

Mr. Landreth questioned the Commission as to whether this hearing was being held according to the revised bylaw Chapter 106, since he did not know whether the Mass. Attorney General had approved the revisions and forwarded approval to the Town. Mr. Hadley indicated that the hearing was initiated to address a written request for demolition, and that the regulations regarding demolition by neglect had not entered into any preliminary discussions with the Owners of the house in question. Mr. Landreth also asked if the applicant in this case had submitted a proposed alternate use for the property prior to requesting demolition, again in conformance with requirements of the revised bylaw. Mr. Hadley indicated that this was not part of the Comcast application, and that the procedures in connection with this aspect of the revised bylaw must be refined in discussions with the Orleans Department of Buildings.

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Mr. Hadley thanked the Comcast representatives for their willingness to help find a new location for the structure. He then requested a motion from the Commission members finding that the structure at 15 Locust Road was a "Preferably Preserved Historic Structure."

It was moved and seconded to so find, and the Commission voted unanimously to designate the house at 15 Locust Road a "Preferably Preserved Historic Structure," initiating a one year delay for the demolition of the house.

The public hearing was closed, and the Commission voted to adjourn.