

'14 NOV 7 10:12AM

Old King's Highway Regional Historic District Committee  
Minutes  
October 2, 2014

ORLEANS TOWN CLERK

Present: Paul Leach, William Quinn, Ron Mgrdichian, and Gary Lane  
Absent: None

Chairman Paul Leach called the meeting to order at 6:30 p.m.

**The following Certificate of Appropriateness was granted:**

1) **J.B. Realty Trust, 3 Nell Way**, addition. No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Quinn and seconded by Mr. Lane, the Committee voted 4-0-0 to grant a Certificate of Appropriateness. The Committee did not condition approval, but requested that the applicant consider breaking up the west roof line with two five-foot dog house dormers proportionally placed. Plans reviewed are retained with the application in the original case file.

Mr. Quinn made a motion to approve minutes of the September meeting. The motion was seconded by Mr. Lane and approved, 4-0-0.

Mr. Quinn made a motion to adjourn the meeting. The motion was seconded by Mr. Mgrdichian and the meeting adjourned at 6:47 p.m.

  
Sandy Stewart  
Recording Secretary



Old King's Highway Regional Historic District Committee  
Minutes  
December 3, 2015

Present: Ron Mgrdichian, John P. Smith, and Beverly Carney  
Absent: Paul Leach, Gary Lane

Chairman Ron Mgrdichian called the meeting to order at 6:30 p.m.

No applications for Certificate of Exemption were considered.

The following **Certificate of Appropriateness** was approved:

1) **LaMarco, 225 Route 6A, sign.** Chris LaMarco appeared and presented the details of the application. Mr. LaMarco is opening a new business at the underground mall, Nauset Crossfit, and seeking approval for his business sign. Mrs. Carney asked why the applicant/renter mounted and illuminated his nausetcrossfit sign prior to committee hearing. No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the original application at Town Hall. On motion by Mr. Smith and seconded by Mr. Mgrdichian, the Committee voted to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith. Voting in opposition: Carney.

On motion by Mr. Mgrdichian and seconded by Mrs. Carney, the Committee voted to approve minutes of the November meeting as amended, 3-0-0.

On motion by Mr. Smith and seconded by Mrs. Carney, the meeting was adjourned at 7:03 p.m.

  
Sandy Stewart  
Recording Secretary

*C. Macej*

Old King's Highway Regional Historic District Committee  
Minutes  
November 5, 2015

Present: Ron Mgrdichian, John P. Smith, and Beverly Carney  
Absent: Paul Leach, Gary Lane

Chairman Ron Mgrdichian called the meeting to order at 6:30 p.m. In addition to Committee members and the recording secretary, Board of Selectman Liaison Mr. David Dunford was also present.

No applications for Certificate of Exemption were considered.

The following **Certificate of Appropriateness** was approved:

1) **Chan and Treacy, 211 Rock Harbor Road, solar panels.** Bill Sullivan appeared on behalf of the applicants and presented the details of the application. Mrs. Carney asked installer Sullivan why the owners have not considered reconfiguring the Area 3 arrays to one of the two rear-facing roofs. She was told it was a new building and the rubber roof would not be able to handle additional weight. Discussion ensued on the merits of solar panels on the front or road-facing District roof structures; solar's growing popularity and their likelihood of being operational for the next 20-30 years; and that other District Committees have found them inappropriate on any front-facing side of a roof. No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the original application at Town Hall. On motion by Mr. Smith and seconded by Mr. Mgrdichian, the Committee voted to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith. Voting in opposition: Carney.

On motion by Mrs. Carney and seconded by Mr. Smith, the Committee voted to approve minutes of the October meeting, 3-0-0.

On motion by Mrs. Carney and seconded by Mr. Smith, the meeting was adjourned at 6:41 p.m.

*Stewart*

Sandy Stewart  
Recording Secretary

Old King's Highway Regional Historic District Committee  
Minutes  
October 1, 2015.

ORLEANS TOWN CLERK

K Dewey, Ass

'15 DEC 4 9:22AM

Present: Paul Leach, Gary Lane, and Beverly Carney  
Absent: Ron Mgrdichian and John P. Smith

Acting Chairman Paul Leach called the meeting to order at 6:30 p.m. In addition to Committee members and the recording secretary, Board of Selectman Liaison Mr. David Dunford was also present.

No applications for Certificate of Exemption were considered.

The following request for Certificate of Appropriateness was withdrawn:

1) **Mellor**. At the applicant's agent's request, on motion by Mr. Lane and seconded by Mrs. Carney, the applicant was granted leave to withdraw the application without prejudice. Voting in favor: Leach, Lane, Carney.

The following **Certificates of Appropriateness** were approved:

1) **Taub, 14 Captain Linnell, alteration**. Architect Joy Cuming presented the details of the application. No person appeared; either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the original application at Town Hall. On motion by Mr. Lane and seconded by Mrs. Carney, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Leach, Lane, Carney.

2) **Community of Jesus, 14 Anchor Drive, deck**. Applicant desires to construct a deck on the rear of the sewage treatment plant. No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the original application at Town Hall. On motion by Mrs. Carney and seconded by Mr. Lane, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Leach, Lane, Carney.

On motion by Mrs. Carney and seconded by Mr. Lane, the Committee voted to approve minutes of the September meeting, 3-0-0.

On motion by Mrs. Carney and seconded by Mr. Leach, the meeting was adjourned at 6:51 p.m.



Sandy Stewart  
Recording Secretary



Old King's Highway Regional Historic District Committee  
Minutes  
September 3, 2015

Present: Ron Mgrdichian, John P. Smith, and Beverly Carney  
Absent: Paul Leach and Gary Lane

Chairman Ron Mgrdichian called the meeting to order at 6:30 p.m. In addition to Committee members and the recording secretary, Board of Selectman Liaison Mr. David Dunford was also present.

No applications for Certificate of Exemption were considered.

The following **Certificates of Appropriateness** were approved:

**1) Jacobs, 8 Franz Road, addition.** The applicants were represented by Joy Cumming of Aline Architecture, Orleans. No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the original application at Town Hall. On motion by Mr. Smith and seconded by Mrs. Carney, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith, Carney.

**2) 530 Tremont Realty Trust, 17 Nell's Way, sign.** Attorney Thomas Sharry presented the details of the application. No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the original application at Town Hall. On motion by Mr. Smith and seconded by Mrs. Carney, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith, Carney.

On motion by Mr. Mgrdichian and seconded by Mr. Smith, the Committee voted to approve minutes of the August meeting, 3-0-0.

On motion by Mr. Mgrdichian and seconded by Mr. Smith, the meeting was adjourned at 6:52 p.m.



Sandy Stewart  
Recording Secretary

'15 SEP 14 9:37AM

Old King's Highway Regional Historic District Committee  
Minutes  
August 6, 2015

Present: Ron Mgrdichian, John P. Smith, and Beverly Carney  
Absent: Paul Leach and Gary Lane

Chairman Ron Mgrdichian called the meeting to order at 6:30 p.m.

The following **Certificate of Exemption** was approved:

**1) Velie, 107 Rock Harbor Road, addition.** On motion by Mr. Mgrdichian and seconded by Mr. Smith, the Committee voted unanimously to grant a Certificate of Exemption. Voting in favor: Mgrdichian, Smith, Carney.

The following **Certificates of Appropriateness** were approved:

**1) Dubois, 36 Chase Lane, new house.** The applicants appeared to present the application. No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the application at Town Hall. On motion by Mr. Smith and seconded by Mr. Mgrdichian, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith, Carney.

**2) Lucchesi, 10 Hofe Road, solar panels.** No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the application at Town Hall. On motion by Mr. Smith and seconded by Mr. Mgrdichian, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith, Carney.

**3) Reardon Realty, 26 Bay Ridge Lane, solar panels.** No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file with the application at Town Hall. On motion by Mr. Smith and seconded by Mr. Mgrdichian, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith, Carney.

**4) Williams, 82 Captain Linnell Road, solar panels.** No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. Plans reviewed are on file

with the application at Town Hall. On motion by Mr. Smith and seconded by Mrs. Carney, the Committee voted unanimously to grant a Certificate of Appropriateness. Voting in favor: Mgrdichian, Smith, Carney.

On motion by Mr. Smith and seconded by Mr. Mgrdichian, the Committee voted to approve minutes of the May, June, and July minutes, 2-0-1. Mrs. Carney abstained.

Commission Attorney Jim Wilson was in attendance at the meeting and discussed renewed interest in the Committee. He shared history of the Commission and member Committees and answered questions on interpretation of the Bulletin.

On motion by Mr. Mgrdichian and seconded by Mrs. Carney, the meeting was adjourned at 7:12 p.m.



Sandy Stewart  
Recording Secretary

'15 JUN 15 8:42AM

Old King's Highway Regional Historic District Committee  
Minutes  
June 4, 2015

*Danig*  
ORLEANS TOWN CLERK

Present: Ron Mgrdichian  
Absent: Paul Leach and Gary Lane

There was no quorum, and, therefore, no meeting. Ron Mgrdichian was in attendance. Paul Leach and Gary Lane were absent. William Quinn has moved away from Orleans and has resigned from the Committee.

The following **Certificates of Exemption** was noted by a designated Committee member:

- 1) **O'Leary, 24 Franz Road, replace rear deck.**

The following **Certificate of Appropriateness** will reach its constructive approval date before the next regularly scheduled meeting of the Committee:

- 1) **Mullin, 30 Skaket Beach Road, shed addition.**

*Sandy Stewart*

Sandy Stewart  
Recording Secretary



15 JUN 15 8:43AM

Old King's Highway Regional Historic District Committee  
Minutes  
May 7, 2015

ORLEANS TOWN CLERK

Present: Gary Lane, Ron Mgrdichian and William Quinn  
Absent: Paul Leach

Vice Chairman Bill Quinn called the meeting to order at 6:30 p.m.

The following **Certificates of Exemption** was granted:

1) **Webb, 6 Bay Ridge Lane, window replacement.** On motion by Mr. Mgrdichian and seconded by Mr. Lane, the Committee voted 2-1-0 to grant a Certificate of Exemption. Voting in favor: Mgrdichian, Lane; in opposition: Quinn.

In other business, Attorney James Wilson of the Old King's Highway Regional Historic District Commission appeared in advance of the upcoming Town Meeting to discuss the importance of the District.

Minutes of the April meeting were not circulated prior to this evening's meeting. Approval was tabled to the next meeting.

Mr. Lane made a motion to adjourn the meeting. The motion was seconded by Mr. Mgrdichian and the meeting adjourned at 6:36 p.m.

  
Sandy Stewart  
Recording Secretary

15 MAY 18 11:07AM

Old King's Highway Regional Historic District Committee  
Minutes  
April 2, 2015

ORLEANS TOWN CLERK

Present: Gary Lane, Ron Mgrdichian and William Quinn  
Absent: Paul Leach

Vice Chairman Bill Quinn called the meeting to order at 6:30 p.m.

The following **Certificates of Exemption** were granted:

1) **Lucchesi, 10 Hofe Road, rear deck.** On motion by Mr. Lane and seconded by Mr. Mgrdichian, the Committee voted 3-0-0 to grant a Certificate of Exemption.

2) **Soares, 27 Opa's Way, re-roof.** On motion by Mr. Lane and seconded by Mr. Mgrdichian, the Committee voted 3-0-0 to grant a Certificate of Exemption.

In other business, Mr. Quinn briefed the Committee on his appearance before the Board of Selectmen at the public hearing regarding the Town's proposed withdrawal from the District.

Also, Ms. Beverly Carney attended tonight's meeting to observe the Committee in action, and submitted her Citizen Interest Form.

Mr. Mgrdichian made a motion to approve minutes of the March meeting as drafted. The motion was seconded by Mr. Lane and approved, 3-0-0.

Mr. Lane made a motion to adjourn the meeting. The motion was seconded by Mr. Mgrdichian and the meeting adjourned at 6:47 p.m.



Sandy Stewart  
Recording Secretary

'15 APR 21 1:46PM

Old King's Highway Regional Historic District Committee  
Minutes  
March 12, 2015

*K. D. ...*  
ORLEANS TOWN CLERK

Present: Paul Leach, Gary Lane, and William Quinn  
Absent: Ron Mgrdichian

Chairman Paul Leach called the meeting to order at 6:30 p.m.

The following **Certificate of Exemption** was granted:

1) **Popov, 43 Shorewood Drive, solar panels.** The applicant was represented by Solar Rising, LLC. On motion by Mr. Lane and seconded by Mr. Quinn, the Committee voted 3-0-0 to grant a Certificate of Exemption.

The following **Certificates of Appropriateness** were granted:

1) **Lowensohn, 189 Skaket Beach Road, addition/alteration.** The applicant was represented by Joy Cumming of Aline Architecture, Orleans. Attorney David Reid appeared on behalf of neighboring property owners Buckley, who supported the project. No person appeared in opposition to the application. No letters were received by the Town with regard to the application. On motion by Mr. Quinn and seconded by Mr. Lane, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

2) **Roessle, 5 Bonnell Lane, garage addition.** The applicant was represented by builder Steven Salley. No persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Quinn and seconded by Mr. Lane, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

3) **Gabosh, 12 Beach Plum Lane, alteration.** The applicant presented the details of his application. No persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Lane and seconded by Mr. Quinn, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

4) **Joseph, 20 Hofe Road, alteration.** The applicant, represented by builder Shaun Warecke, intends to convert an existing garage into a bedroom.

Old King's Highway Regional Historic District Committee  
Town of Orleans, Minutes of March 12, 2015

No persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Leach and seconded by Mr. Lane, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

In other business, the Committee discussed their appearance before the Board of Selectmen to answer questions regarding a warrant article proposing that the Town withdraw from the Old King's Highway Regional Historic District. The Board of Selectmen agreed to place the article on the warrant, but requested that the Committee notify each homeowner in the district, individually by letter, of the proposal.

Mr. Lane made a motion to approve minutes of the February meeting as drafted. The motion was seconded by Mr. Quinn and approved, 3-0-0.

Mr. Lane made a motion to adjourn the meeting. The motion was seconded by Mr. Quinn and the meeting adjourned at 7:00 p.m.



Sandy Stewart  
Recording Secretary

Old King's Highway Regional Historic District Committee  
Minutes  
February 12, 2015

*K. Darj, Assl*  
15 MAR 19 8:32AM

Present: Paul Leach, Gary Lane, and William Quinn  
Absent: Ron Mgrdichian

Chairman Paul Leach called the meeting to order at 6:30 p.m.

The following **Certificates of Appropriateness** were granted:

1) **Shea, 2 Ellis Circle, solar panels/re-roof.** The applicant was represented by Tim Holmes of SunWind, LLC. No persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Quinn and seconded by Mr. Lane, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

2) **Carter, 17 Nell's Way, sign.** No persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Lane and seconded by Mr. Quinn, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

**Lowensohn, 189 Skaket Beach Road, addition.** At the applicant's agent's written request, on motion by Mr. Quinn and seconded by Mr. Lane, hearing on the application was continued to March 5, 2015. Voting in favor: Leach, Quinn, Lane.

In other business, the Committee discussed the Board of Selectmen's request that the Committee appear before the Selectmen to answer their questions regarding a warrant article proposing that the Town withdraw from the Old King's Highway Regional Historic District. The Board of Selectmen has requested the Committee's appearance at its February 18, 2015 meeting.

Mr. Lane made a motion to approve minutes of the January meeting as drafted. The motion was seconded by Mr. Lane and approved, 3-0-0.

Mr. Quinn made a motion to adjourn the meeting. The motion was seconded by Mr. Lane and the meeting adjourned at 6:50 p.m.

*S. Stewart*

Sandy Stewart  
Recording Secretary

Old King's Highway Regional Historic District Committee  
Minutes  
January 8, 2015

ORLEANS TOWN CLERK

*K. Day, Assoc*  
15 MAR 19 8:31 AM

Present: Paul Leach, Ron Mgrdichian, and William Quinn  
Absent: Gary Lane

Chairman Paul Leach called the meeting to order at 6:30 p.m.

The following **Certificates of Appropriateness** were granted:

1) **Morris, 11 Blueberry Island Road, addition.** The applicant was represented by Trevor Pontbriand of Aline Architecture. No persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Quinn and seconded by Mr. Mgrdichian, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

2) **C & C Realty Trust, 46 Bay Ridge Lane, addition.** No persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Quinn and seconded by Mr. Mgrdichian, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

**Cougar Realty Trust, 10 Blueberry Lane.** The applicant is not in the District and subsequently withdrew the application from the Building Department in the days before the scheduled public hearing. No action was taken by the Committee.

**Lowensohn, 189 Skaket Beach Road, addition.** At the applicant's agent's written request, on motion by Mr. Quinn and seconded by Mr. Mgrdichian, hearing on the application was continued to February 5, 2015. Voting in favor: Leach, Quinn, Mgrdichian.

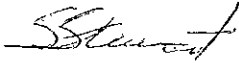
In other business, the Committee discussed proposing a warrant item for the next Town Meeting to be held in May. There are currently two vacant seats on the Committee with a third vacancy anticipated within the year. The Committee has been functioning without a full complement for several years and citizen interest appears to be waning. On motion by Mr. Quinn and seconded by Mr. Leach, the Committee voted unanimously to have Mr. Quinn draft a warrant article proposing that the Town withdraw from the Old King's Highway Regional Historic District. Mr. Quinn will submit the proposed warrant article to the Board of

Old King's Highway Regional Historic District Committee  
Minutes of January 8, 2015

Selectmen for consideration at the May Town Meeting. Voting in favor: Leach, Quinn, Mgrdichian.

Mr. Quinn made a motion to approve minutes of the November meeting as drafted. The motion was seconded by Mr. Leach and approved, 3-0-0.

Mr. Quinn made a motion to adjourn the meeting. The motion was seconded by Mr. Mgrdichian and the meeting adjourned at 6:51 p.m.



Sandy Stewart  
Recording Secretary

Old King's Highway Regional Historic District Committee  
Minutes  
December 4, 2014

ORLEANS TOWN CLERK

*K. Daily, Assst*

Present: Paul Leach, Ron Mgrdichian, and Gary Lane  
Absent: William Quinn

15 JAN 9 9:46AM

Chairman Paul Leach called the meeting to order at 6:30 p.m.

The following **Certificates of Appropriateness** were granted:

1) **Burnham, 70 Captain Linnell Road, new home.** Two abutters appeared with questions regarding screening landscaping. No other persons appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Mgrdichian and seconded by Mr. Lane, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

2) **Farrell, 45 Shorewood Drive, garage addition.** No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Mgrdichian and seconded by Mr. Lane, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

The agent for the Proctors, 14 Phoebe's Close, appeared with revised, scaled down plans relating to a previously granted Certificate of Appropriateness. On motion by Mr. Leach and seconded by Mr. Mgrdichian, the Committee voted 3-0-0 to accept the revised plans. Approved plans are retained with the application in the original case file.

Mr. Mgrdichian made a motion to approve minutes of the November meeting. The motion was seconded by Mr. Lane and approved, 3-0-0.

Mr. Leach made a motion to adjourn the meeting. The motion was seconded by Mr. Lane and the meeting adjourned at 7:05 p.m.

*Sandy Stewart*  
Sandy Stewart  
Recording Secretary



Old King's Highway Regional Historic District Committee  
Minutes  
November 6, 2014

Present: Paul Leach, William Quinn, and Gary Lane  
Absent: Ron Mgrdichian

Chairman Paul Leach called the meeting to order at 6:30 p.m.

The following **Certificate of Appropriateness** was granted:

1) **Sobchuk, 6 Flax Pond Road, shed.** No person appeared, either in favor of, or in opposition to, the application. No letters were received by the Town with regard to the application. On motion by Mr. Quinn and seconded by Mr. Lane, the Committee voted 3-0-0 to grant a Certificate of Appropriateness. Plans reviewed are retained with the application in the original case file.

The following **Certificates of Exemption** were granted:

1) **Town of Orleans, Council on Aging, 150 Rock Harbor Road, shed less than 120 square feet.** On motion by Mr. Lane and seconded by Mr. Quinn, the Committee voted 3-0-0 to grant a Certificate of Exemption.

2) **Tannahill/Glidden, 257 Cranberry Highway, Units A&C, picket fence.** On motion by Mr. Lane and seconded by Mr. Quinn, the Committee voted 3-0-0 to grant a Certificate of Exemption.

Mr. Lane made a motion to approve minutes of the October meeting. The motion was seconded by Mr. Quinn and approved, 3-0-0.

Mr. Quinn made a motion to adjourn the meeting. The motion was seconded by Mr. Leach and the meeting adjourned at 7:00 p.m.



Sandy Stewart  
Recording Secretary