

Olde Town Centre Historic District Commission

Minutes - May 26, 2022

Members Present: James Cohen - Chair (JC), Jon Rowe (JR), Eileen Morgan (EM)

Members Absent: Kathryn Sette, Mike Greer

Staff Present: Paul Lagge (PL)

JC called the meeting to order at 10:00 AM.

Two applications have been submitted for approval by the Commission:

Case No. OTCHD 2022-2, 180 Locust Road. Map 12, Parcel 41A, Pursuant of MGL C. 40C and C. 80 of the Eastham General By Law, Patricia M. LaBranche (Owner) seeks a Certificate of Non-Applicability, “to restore/renovate the existing garage/carriage housewith consideration of maintaining the existing facade/appearance.”

PL explained that since the Commission did not make a determination on the application within 60 days from the date of its filing, the Commission must issue a Certificate of Hardship.

JC stated that some of the proposed work described is not totally clear. However, the overall proposed work as shown and understood, will be compatible with the character of the historic district. Also, the building is located behind the house at the rear of the site, and is only partially visible from Locust Rd.

JC made a motion to issue a Certificate of Hardship, seconded by EM. All members voted to approve the application.

Case: Eastham Veteran’s Memorial - 875 School House Road, Eastham Veterans Memorial Committee (Owner) seeks a Certificate of Non-Applicability, to install a granite monument with associated paved area, landscaping and benches. It will be located on the south area of the site adjacent to Nauset Road, and remote from the original schoolhouse. The project conforms to categories 3 and 4 listed in the Categories Entitled To Certificates of Non-Applicability.

JC made a motion to approve and issue a Certificate of Non-Applicability, seconded by JR. All members voted to approve the application.

Other business discussed: PL discussed the review process of applications so as to be more responsive to the time limits required by the OTCHD Commission Charge. Applications shall be received by the Building Department and forwarded to the Commission members for their review. If the application is for a Certificate of Non-Applicability the Commission shall hold a public meeting within 14 days from the filing of the application to determine if the work is eligible for approval. If the application is for a Certificate to Appropriateness, the commission

shall hold a public hearing to review the work, allowing 14 days for posting a public notice. PL further suggested that the Commission establish a set day each month on the member's calendar for scheduling future meetings. This would allow for more flexibility and would insure that Commission members would be available to meet within the time limits mandated by the Commission Charge. After discussion, a tentative date of the first Tuesday of each month was thought to be acceptable. Members will give it further thought.

JC brought up the potential situation of the Commission being unable to meet the required quorum of 3 members for meetings/hearings. Currently, the Commission has 5 regular members and no alternate members. This issue was discussed at the annual meeting of the OTCHD Commission and the Historical Commission held on December 21, 2021. It was proposed that selective regular members from each Commission would be designated to serve as alternate members on the other Commission, in the event that Commission was unable to obtain a quorum. JC will contact J. Camp, Chair of the Historical Commission, to discuss further.

No further business was discussed. JC made a motion to adjourn the meeting, seconded by JR, and the meeting was adjourned at 11:25 AM.

Respectfully submitted,

James Cohen