



**Town of Orleans**  
**OLD KING'S HIGHWAY REGIONAL HISTORIC**  
**DISTRICT COMMITTEE**  
19 School Rd, Orleans, MA 02653 (508) 240-3700 ext. 2455

25 SEP 5 11:31AM  
*[Signature]*  
ORLEANS TOWN CLERK

Minutes of Public Hearing  
Thursday, August 7<sup>th</sup>, 2025

The Orleans Old King's Highway Committee, acting under the Massachusetts General Laws, Chapter 470, Acts of 1973 as amended, came to order at 6:30pm as a hybrid meeting in the Skaket Room at Town Hall. Real-time public access was provided by Orleans Channel 8 on the Town's website and cable television.

Committee members present were Rick Weeks, Ron Mgrdichian, John Smith, Jamie Demas, John Ingwersen and Andrew Miao (Alternate). The chairman, Rick Weeks determined a quorum.

**Scheduled applications**

**1. Andy Lestage, 6 Bakers Pond – Removal of chimney, awnings and shed**

Andy Lestage, owner, was present at the meeting. Andy told the committee that he wanted to re-roof and remove the chimney in order to install solar panels. Andy also said that he wanted to remove the royal blue cloth awnings in the entrances of the building. And lastly, he proposed to remove the rundown shed in the back of the property.

Jamie made a motion to approve the application as proposed and John Smith seconded. After voting, the application was approved 5 to 0.

**2. Andy Lestage, 6 Bakers Pond – Solar panels**

Owner, Andy Lestage and Andrew Wade with My Generation Solar, were both present at the meeting. Andrew described the project as flushed mounted all black panels on the South facing side of the roof. Ron said that it wasn't a scenic road, and he had no issues with the proposal. Jamie expressed her concerns regarding the large size and visibility of the array.

John Ingwersen made a motion to approve the application as presented and John Smith seconded. All committee members voted to approve the motion.

**3. Christopher Miner, 89 West Road – New 2-bedroom ADU**

Maryanne with Delaney Builders was at the meeting representing the Homeowner. Maryanne described the project as new ADU barely visible from the road. Maryanne told the committee that due to cost restrictions they wanted to reduce the roof pitch from 10 to 8 and wanted to eliminate the covered entrance shown in the plans which she did not have at that time and Rick asked her to present them to the Building Department once she had them.



**Town of Orleans**  
**OLD KING'S HIGHWAY REGIONAL HISTORIC**  
**DISTRICT COMMITTEE**

19 School Rd, Orleans, MA 02653 (508) 240-3700 ext. 2455

John Smith made a motion to approve the application as presented. Ron seconded the motion, and the application was unanimously approved.

**4. Margaret Macleay, 23 Chase Lane – 14'x14' addition**

Bernadette with Ryder & Wilcox represented the owner at the meeting. Bernadette described the project as a 14'x14' bedroom addition to match the rest of the house. The addition was to be installed on piers due to the septic system location with lattice to cover the exposed areas.

Jamie made a motion to approve the application and Ron seconded. After voting, the application was approved 5 to 0.

**5. Joseph Beals, 137 Skaket Beach Rd – Solar panels**

Tyler Johnston with BD Electrical was present at the meeting along with the homeowner, Joseph Beals. Tyler described the project as 22 solar panels on the back of the house: 12 facing Southwest and 10 facing Northeast. The homeowners proposed to re-roof the vent pipes on the back of the house so that the panels would not be visible from the road. John Smith and Jamie expressed that they were happy with the new proposal.

John Smith made a motion to approve the application as presented and Ron seconded. All committee members voted to approve the motion.

**6. Joanne Falla, 24 Boas Dr – Alterations to main house**

Joanne Falla, homeowner, was present at the meeting. Joanne told the committee that she had an approved Certificate of Exemption for the renovation of the house and adding the ADU, however, when they lifted the house to add the new foundation, they discovered that there was damaged from bugs and that the wood was rotten. Joanne said that the roof had to go, the beams were spliced and had to take everything down to the sheathing.

Rick said that the exemption he signed did not include new foundation or the demolition of the house. John Ingwersen mentioned that the demolition of a historic building could be a serious issue and wasn't sure if that the Massachusetts Registry would have a say in or what the rebuild requirements would be. Rick said that something like this had happened in Sandwich and the applicant was asked to rebuild the house just as it originally was. Rick asked Joanne if she would be willing to do that and she said that it was all the same except some windows on the East side that she wanted smaller, and the roof pitch was different as well. Ron suggested that the committee reached out to the Building Commissioner, Davis



# Town of Orleans

## OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT COMMITTEE

19 School Rd, Orleans, MA 02653 (508) 240-3700 ext. 2455

Walters, to see if he was able to make a determination based on the pictures presented, that the house was unsound and therefore needed to be rebuilt.

Given the uncharted territory, Rick proposed that Joanne requested a continuation of the application so that the committee could reach out to the Building Commissioner and Attorney Jim Wilson for guidance. Joanne asked for a continuation of the application and if she could continue the work on the main house. Rick told her that she could continue if she hadn't received a stop work order but cautioned her about the possibility of the committee requesting specific changes to the proposed plans since they hadn't been approved yet.

### **Minutes**

John Smith made a motion to approve the meeting minutes from the July 3<sup>rd</sup> meeting and Jamie seconded. All members voted to approve the motion.

### **Adjournment**

John Smith made a motion to adjourn the meeting and Jamie seconded. A vote was taken, and all members of the committee voted to adjourn the meeting.