

VOTED: There is hereby established, under the provisions of Massachusetts General Laws Chapter 40C (Chapter 40C), an East Orleans Main Street Historic District Study Committee (the Study Committee) to make an investigation of the desirability of establishing an historic district along Main Street in East Orleans. The Study Committee shall consist of seven (7) members appointed by the Select Board, including one member from two nominees submitted by the Orleans Historical Society, one member from two nominees submitted by the Boston chapter of the American Institute of Architects, and one member from two nominees submitted by the Cape Cod & Islands Association of Realtors. If within thirty days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made, the Select Board may proceed to appoint the Study Committee without nominations by such organizations.

In accordance with Chapter 40C, MGL, and the rules and regulations of the Massachusetts Historical Commission (MHC), the Historic District Study Committee would be expected to perform the following tasks:

1. Meet with the MHC.
 2. Survey the property owners within the proposed historic district
 3. Conduct informational meetings
 4. Prepare public educational materials
 5. Prepare a preliminary study report containing the following:
 - a. Introduction
 - b. Methodology
 - c. Significance
 - d. Justification of boundaries
 - e. Recommendation for the bylaw
 - f. Map of the proposed district
 - g. Property street address index
 6. Submit the preliminary study report to the MHC and the Orleans Planning Board
 7. Conduct a public hearing
 8. Work with Town Counsel and town officials to prepare a warrant article.
- The Study Committee will begin work within 30 days of Select Board appointment and complete the above tasks in time for consideration at the Spring 2024 Town Meeting.

Upon completion of a Preliminary Study Report, the Study Committee shall transmit copies of the report to the Planning Board, and to the Massachusetts Historical Commission for their respective consideration and recommendations. Not less than sixty days after such transmittal, the Study Committee shall hold a public hearing on the Preliminary Study Report after due notice to the owners as they appear on the most recent real estate tax list of the Board of Assessors of all properties to be included in the proposed historic district. After this public hearing, the Study Committee shall submit a Final Study Report with its recommendations, a map of the proposed district and a draft of the proposed bylaw, to be included in the warrant for town meeting for consideration.

Chapter 40C enables the Study Committee to determine which alterations to buildings may be exempt from review. It is the goal of the Select Board that the Study Committee consider a proposed local historic district bylaw that includes all of the exemptions provided for in Chapter

40C, including an exemption for building-mounted solar energy systems, along with additional exemptions contemplated by the Study Committee.