



# Town of Orleans

NOV 25 2024

Community Preservation Committee  
9 School Road Orleans MA 02653-3699  
Telephone (508) 240-3700 – Fax (508) 240-3388

SELECT BOARD  
TOWN ADMINISTRATOR'S OFFICE

## FY26 COMMUNITY PRESERVATION PROJECT APPLICATION

(for consideration at Annual Town Meeting in Spring 2025 or Special Town Meeting in Fall 2025)

### SECTION A

Project Title: *ROCK HARBOR - CAP'T CASS -*

Submission Date: *11-18-24*

Applicant (note if Town, individual or non-profit):

Mailing Address: *117 ROCK HARBOR ROAD - P.O. BOX 327 - ORLEANS - MA 02653*

Co-Applicant, if any (note if Town, individual or non-profit):

Mailing Address:

Project Contact Person: *MICHELLE LAMY*

Telephone: *508-237-9802*

E-mail: *MICHELLE@CAPTAINLASS.COM*

Federal Tax Identification Number (if non-profit): *92-2163834*

Project purpose (Check all that apply):

Open Space     Historic Preservation     Community Housing     Recreation

Project Location/Address: *117 ROCK HARBOR ROAD - ORLEANS - MA - 02653*

Community Preservation Funding Request: \$

Brief Project Summary, including justification of project category checked above:

*ORLEANS CULTURAL DISTRICT - ROCK HARBOR NEW-PIER - PASSION + DEDICATION HAS GONE INTO THIS LANDMARK PROPERTY TO PRESERVE IT - BRINGING IT BACK TO LIFE - SO IT CAN CONTINUE TO BELONG TO ALL OF US*

### SECTION B

Please attach the following information with all applications:

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.
- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

Kept character  
New permitting  
Add bathroom/ADA  
Restored stools (100 years)

May 23, 2024

CAPT CASS  
117 ROCK HARBOR ROAD  
ORLEANS, MA 02653

ORLEANS CULTURAL DISTRICT  
ROCK HARBOR ORLEANS NEW COMMERCIAL PIER

Please find my application and with great appreciation for your understanding with the timing of the Commercial Construction Project at Rock Harbor Underway—I have been boots on the ground, morning and night. Assisting and coordination traffic flow to continue with our close to completion deadlines with my contractors approaching the final stages of this two year preservation. have been boots on the ground, morning and night. Assisting and coordination traffic flow to continue with our close to completion deadlines with my contractors approaching the final stages of this two year preservation. I am proud and happy to say I have also salvaged original Rock Harbor Pillings to be re-used and stay at Rock Harbor for the preservation of our Salty Heritage.

Passion and Dedication has gone into Saving this Landmark and Bringing it back to Life so it can continue to belong to ALL of US.

Very Truly Yours,

Michelle Lamy



Plan 134-27

PLAN No. 1783

RECORDED  
1955  
MAY 15 1955

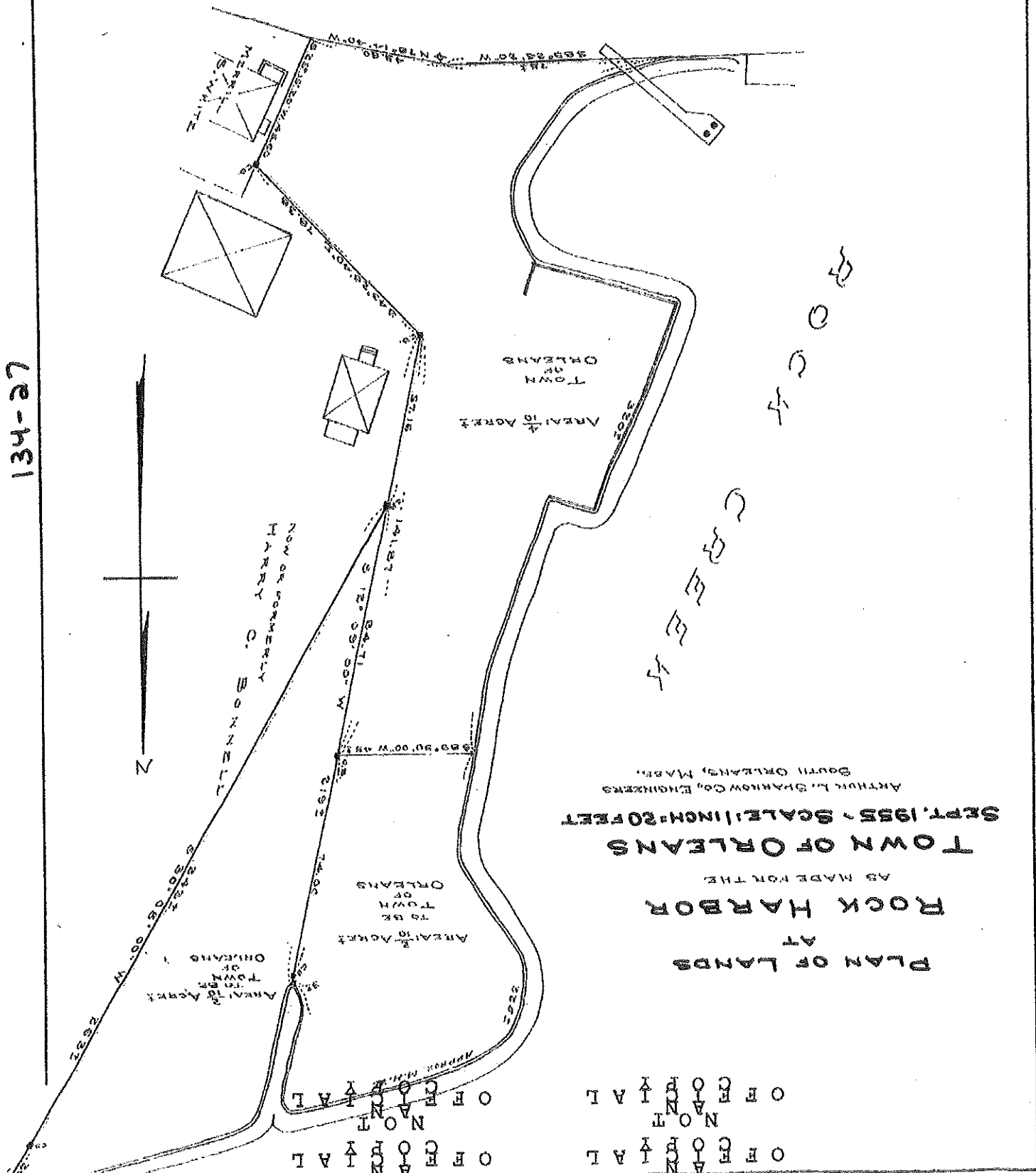
NOTE: TRIANGULAR PARCELS AT NORTHEAST

THIS PLAN DOES NOT REQUIRE APPROVAL  
UNDER THE SUBDIVISION CONTROL LAW,  
SEPT. 23, 1955, *PLANNING BOARD*  
(AUTHORIZED SIGNATURE) FOR THE  
PLANNING BOARD  
*Approved*  
*Sept 28, 1955*

TOWN WAY

134-27

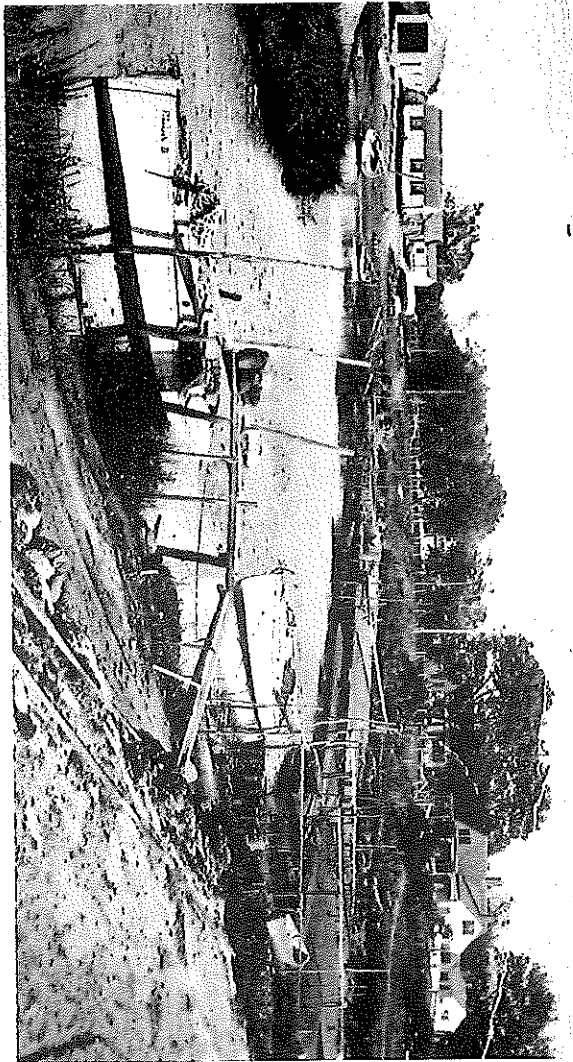
134-27

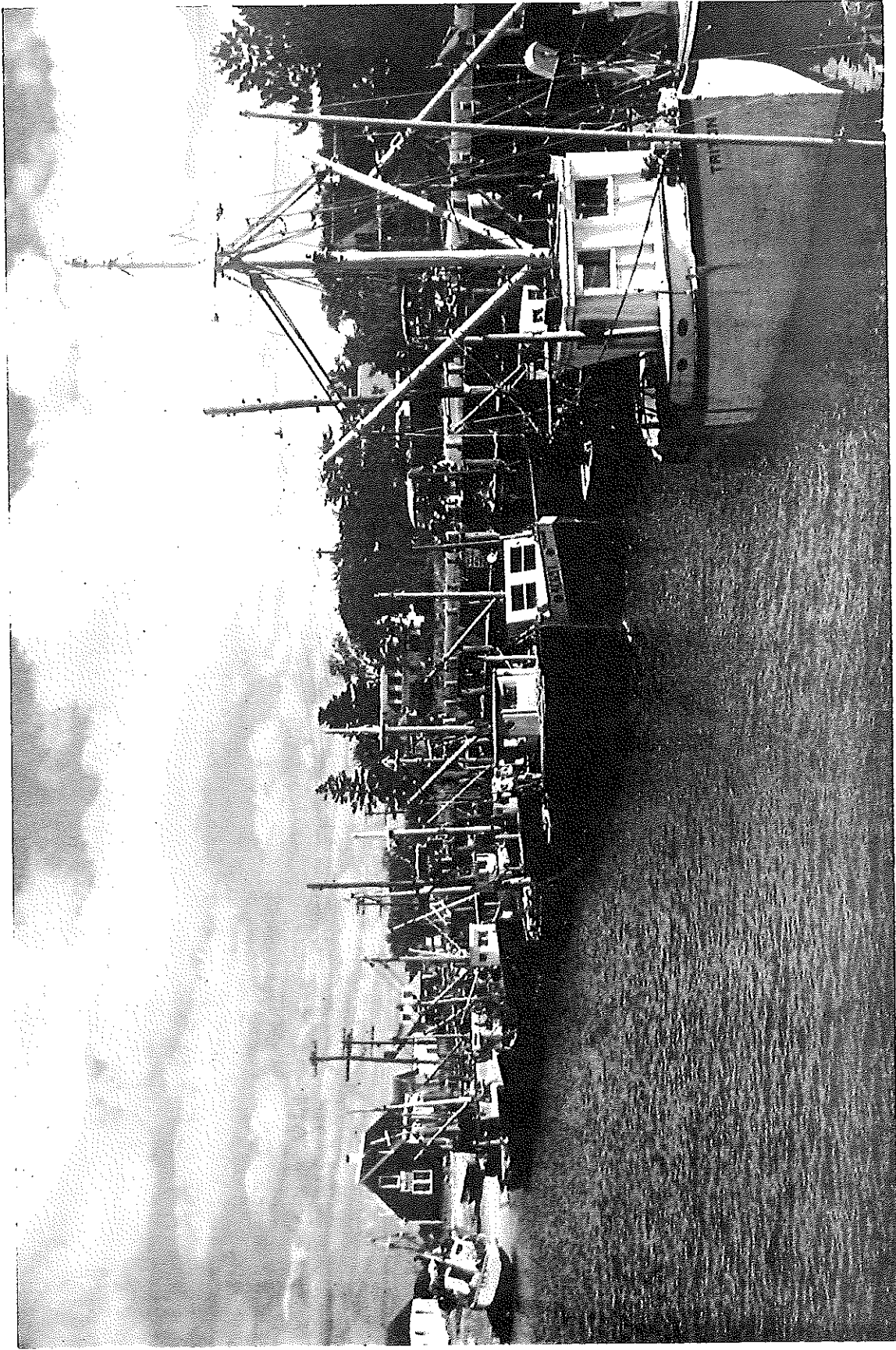


PLAN OF LANDS  
AT  
ROCK HARBOR  
AS MADE FOR THE  
TOWN OF ORLEANS  
SEPT. 1955 - SCALE: 1 INCH = 20 FEET  
ARTHUR L. SPARKS & CO. ENGINEERS  
SOUTH OREGON, ORE.

NOT A PART OF THE PLAN  
NOT A PART OF THE PLAN  
NOT A PART OF THE PLAN  
NOT A PART OF THE PLAN

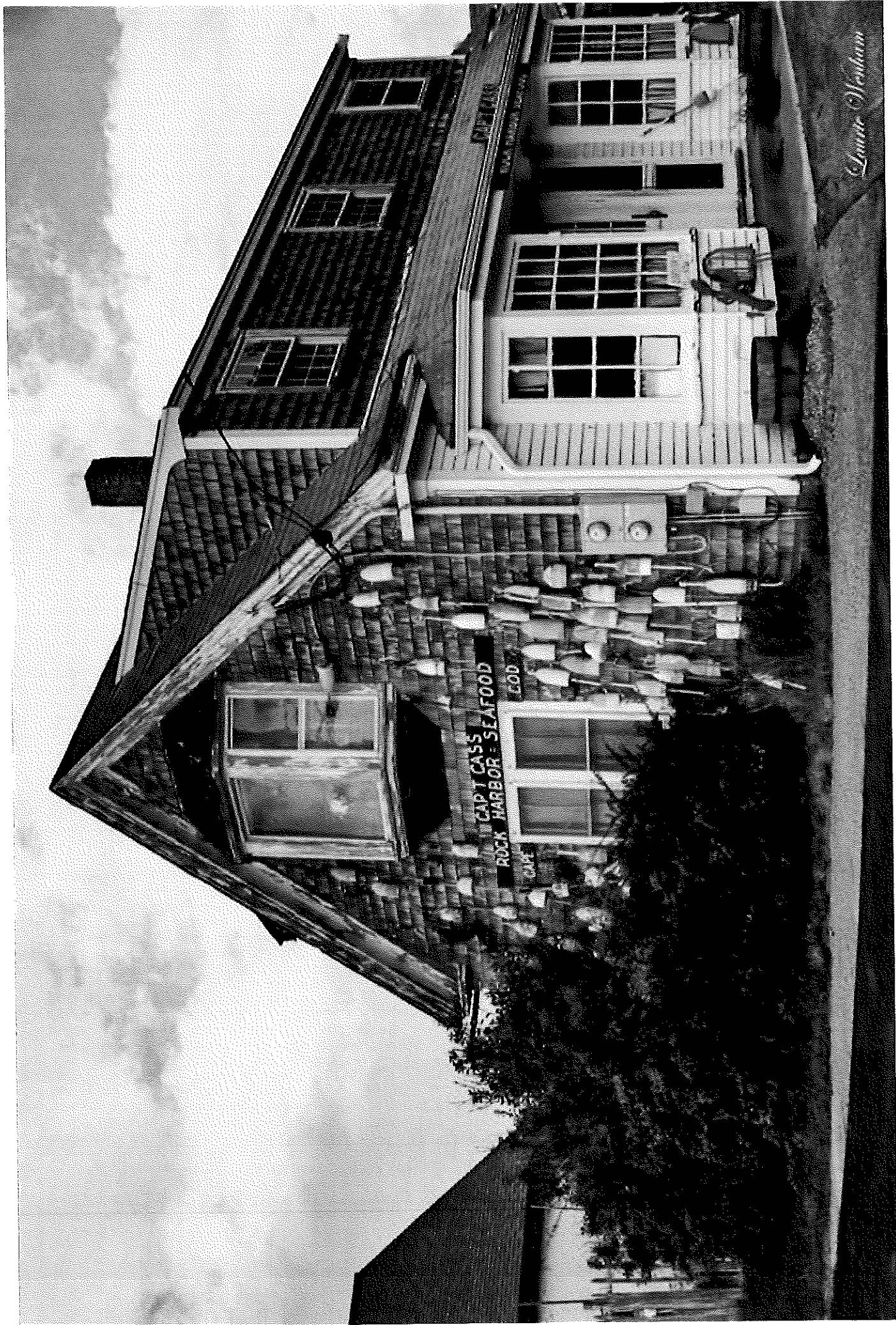
Rock Harbor, Orleans, Mass.





Orleans, Mass.

Rock Harbor



Louise O'Hara



POCKETS AT 60¢ PER 100

LOST TRAPS