

Bourne Historical Commission
30 Keene Street – P.O. Box 3131, Bourne, MA 02532
Demolition Delay Hearing
December 12, 2023
Continuation of hearing from November 14, 2023
96 Megansett Road, Cataumet
Map 54.0, Parcel 15

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TOWN CLERK BOURNE

Continued from November 14, 2023

Chairman Carl Georgeson called the hearing to order at 10:25 a.m.

Members: Deborah M. Burgess, Blanche Cody, Carl Georgeson, Neil Langille, and Judith Riordan

Associate Members: Karl Spilhaus, Richard Kantor, Toni Dering and Steven Philbrick

Excused: Jean Campbell and Mary P. Reid

Public: Matthew Watsky, Esq., Owner Representative, John York, Jack MacDonald, Joseph McGurl, Paul Gately, Cape Cod Times, and other members of the public on sign in sheet.

Project: Demolition of 3 buildings on the former Animal Rescue League of Boston Property. Each building is on a separate Building Permit: D-13-21 Recreation Building near road; D-23-22 Stable near road; D-23-23 House near shoreline. A 4th building is to remain.

Chairman Georgeson Reviewed what had happened at the first hearing on November 14, 2023. The Commission had voted to allow demolition of the two buildings nearest the road: D-13-21 Recreation Building near road and D-23-22 Stable near road. These two buildings were not 75 years old having been built in the early 1950s and did not meet the criteria of the Demolition Delay Law.

The only building still being considered is D-23-23 House near shoreline.

Since there was some confusion on just how long the Demolition Delay could be enacted, six months or a year, the Commission voted to consult with the Town Counsel for a determination. That inquiry was made 2 weeks ago, but wasn't sent to Town Counsel until yesterday. The Commission did not receive a reply prior to the start of today's meeting.

Matthew Watsky, Owner Representative, spoke next. He said that he had presented at the original hearing an expert structural engineering report on the condition of the house. It is in danger of collapsing into the water. The pilings it rests on are failing. The dimensions of the lumber used dates to 1930-1960. The existing building cannot be saved in situ. The Animal Rescue League existed when this house was built, but they were not using it until later. He thinks people who spoke at the first hearing have an emotional attachment to the camp property.

Jack MacDonald spoke – He said he is an historic preservation carpenter. The building is unique. It was built with hurricane bracing. The interior is all bead board.

John York spoke – He asked if the Commission has a copy of the structural engineering report. We do not. He was able to get two pages of it from Town Hall. He said the report doesn't say there is anything wrong with the building structure, i.e., the building above the pilings is in good condition, there is no immediacy that it will fall down. The dimensions of the lumber don't imply anything before 1930s. He said the Animal Rescue League did use the building before they moved to the property.

Joseph McGurl spoke next saying that the building is salvageable. He recommended a year long delay.

Karl Spilhaus made a motion to allow demolition of the building. Neil Langille seconded. Motion carried unanimously Two-One-Two (2-1-2) Voting in favor of demolition were Neil Langille and Judy Riordan. Voting against demolition was Deborah M. Burgess. Abstaining were Blanche Cody and Carl Georgeson.

Hearing was adjourned at 10: a.m.

Deborah M. Burgess
Secretary

Attachments:

Agenda

Bourne Historical Commission Determination

Public Hearing Notice

Memorandum, Bourne Town Planner

Building Permit: Recreation Building (6 Pages)
 Stable (6 Pages)
 Residence (6 Pages)

Site Plan (3 Pages)

Owner/Parcel ID

Demolition Delay Hearing Map

Letter from Matthew Watsky, Esq., Owner Representative

MACRIS – 96 Megansett Road, Cataumet Animal Rescue League

John York email, 11/14/2023, History of Baxendale Summer Institute with two pictures

Demolition Delay Sign-in Sheet