

Bourne Historical Commission  
30 Keene Street – P.O. Box 3131, Bourne, MA 02532  
Demolition Delay Hearing  
April 11, 2023  
Continuation of Hearing from January 10, 2023  
44 Adams Street, Sagamore  
Map 11.4 Parcel 63.0

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TOWN CLERK BOURNE

Vice Chairman Blanche Cody called the hearing to order at 10:00 a.m.

Members: Deborah M. Burgess, Jean Campbell, Blanche Cody, Neil Langille, Mary P. Reid,  
and Judith Riordan

Associate Members: Karl Spilhaus and Toni Dering

Excused: Carl Georgeson and Richard Kantor

Public: Patrick Nickerson, Attorney, John Kenney, Attorney, and Jeff Bilezikian, Owner,  
Richard J. Hadley, Jane Luizzi, Virginia Marlynne, Eleanor Heckler, Raymond Oliver, and  
Patricia Garbacik, and Alex Megerle, Bourne Enterprise

Project: Demo a c.1920 dwelling

Since 38 Adams Street and 44 Adams Street are next to each other and are under the same ownership, the hearings for both were held concurrently. Minutes for each are the same and recorded separately.

At the Commission meeting on January 10, 2023, there was discussion as to whether or not the apartment buildings were constructed in an unusual manner. Mr. James Beyer, a retired architect, made a site visit with Karl Spilhaus on April 3, 2023. The building style is not out of the ordinary for the era in which they were built. There are many examples of that style extant. Deborah Burgess read the report into the record and a copy is attached to these minutes.

John Kenney, Attorney, spoke about the project. His client, Jeff Bilezikian, is waiting to find out what the impact of the new Sagamore Bridge construction will have on the properties. Mr. Bilezikian owns several contiguous parcels. It is not known just how the construction will change the roads in the area. Mr. Kenney said for construction on a new project to commence, a building application would have to go before various town departments and there would be changes to the zoning. Mr. Kenney said the buildings are not historic. Neither is listed on the historic register or MACRIS. There is no historic district where they are located. He was asked if the apartments could be rented giving the shortage of housing. Mr. Kenney said that the heating systems were "iffy" in each of the buildings. The systems are oil and renting would require installing new heating systems.

Jean Campbell disagreed that the buildings have no history, are not historic. They were built by the Keith Car Works as housing for their workers. This industry was very important to the village of Sagamore. Descendants of those workers still live in Sagamore today.

Richard Hadley, 37 Adams Street, is concerned about what will be built on the properties and the zoning changes which Mr. Kenney mentioned. He said he is concerned that these changes will probably reduce his property's value. Mr. Kenney said he had mis-spoken about zoning changes.

Eleanor Heckler, 30 Adams Street, talked about the village of Sagamore and the impact this will have on the village.

Deborah Burgess said that this end of Adams Street has a nice village atmosphere. She is concerned about Bourne's Villages being changed. Village life is important.

Neil Langille said that as buildings disappear, there is a direct correlation with people leaving.

Judith Riordan said the proposal has an impact on the neighborhood which is of Italian/American heritage. Space is decreasing our historic neighborhoods making it difficult to maintain the village atmosphere.

Mr. Kenney said they are willing for the buildings to be preserved, but they would have to be moved. He asked if we knew of property to which they could be moved. No one did.

Jean Campbell suggested a Demolition Delay Order be put on the properties so their history can be developed and the owners can work with neighbors to find a solution.

Neil Langille thought Habitat for Humanity might be interested in the buildings. He said there are all kinds of heating systems including splits.

Raymond Oliver, 20 Commonwealth Avenue, said he is the third generation to live in Sagamore, his grandparents, parents, and now himself.

Following discussion by Commission Members, Vice Chairman Blanche Cody asked for a motion. Jean Campbell moved to place a one-year Demolition Delay Order on the property. Judith Riordan seconded. Prior to voting on the motion, Deborah Burgess asked Mr. Kenney if he was O.K. with the Commission voting once and having it apply to both properties. He had no objection. **Motion carried unanimously** Six to zero (6-0). Members voting in favor were: Deborah M. Burgess, Jean Campbell, Blanche Cody, Neil Langille, Mary P. Reid, and Judith Riordan.

Hearing was adjourned at 10:30 a.m.

Deborah M. Burgess  
Secretary

Attachments:

Agenda

Public Hearing Notice

Building Permit (5 Pages)

Pre-Demolition Hazardous Material Survey of

Two Abutting Residential Properties Located at:

38 Adams Street, Bourne, MA and

44 Adams Street, Bourne, MA (14 Pages)

ECM Environmental (2 Pages)

Owner/Parcel ID

Demolition Delay Hearing Map

Email from Donald (Jerry) Ellis (3 Pages)

Letter with Property Pictures (11 Pages)

Various emails setting up Site Visit

Report of Site Visit by James Beyer, Retired Architect

Public Sign-in Sheet (2 Pages - January 10, 2023)



