

Bourne Historical Commission  
30 Keene Street – P.O. Box 3131, Bourne, MA 02532  
In Person and Zoom Remote  
Demolition Delay Hearing  
January 24, 2023  
6 MacArthur Boulevard, Bourne  
Map 24.0 Parcel 19.0

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CLERK

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

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

Associate Members: Richard Kantor, Judith House, and Toni Dering

Excused: Mary P. Reid and Karl Spilhaus

Public: Douglas A. Troyer and Dawn Johnson Representing Cumberland Farms, Inc., Jack MacDonald, Melissa Ferretti, Ellen Briggs, Lesley Phillips, Other Members of the Public (see sign-in sheet attached), Rachel Devaney, Cape Cod Times, and Michael Rausch, Bourne Enterprise

Project: Demolition of a c.1929 Structure, Former Cape Cod Chamber of Commerce Bourne Information Booth

Douglas Troyer spoke about the acquisition of the property. Cumberland Farms acquired the site in 2015 and has been working to develop plans to renovate the site to build a gas station and food service. The large building was mostly empty by this time. They have secured permits from the Zoning Board of Appeals and the Selectmen. Access has been reduced to only one road from the rotary. They next purchased the Lobster Mart building and then revised the site plan. All they knew about the history of the "shed" was that it dated from the 1970s and was, therefore, not subject to the Demolition Delay Bylaw. Subsequently, the age of the building was confirmed as being 1929 when a news article in the Hyannis Patriot from August 1929 confirmed when the Cape Cod Chamber of Commerce Information Booths were constructed.

The owners are willing for the Booth to be relocated and understand that the VFW is interested in doing so. Cumberland Farms has 2 stores in Bourne and considers themselves to be a part of Bourne and wants to continue the good relationship they have with the town.

Carl Georgeson then spoke about the VFW's offer. The VFW would like to move the Booth to their property on Shore Road. They have plans to use it for a Thrift Store and use proceeds to support veterans. Mr. Georgeson explained that The VFW together with the Historical Commission, has prepared an application to the Community Preservation Act Committee for the funding necessary to move the building. The application would be on the Town Meeting Warrant in May. The funds would be available July 1, 2023.

Jack MacDonald spoke next. He has been very active in trying to preserve this building. He started by saying, "Hooray!" Then added that he is delighted that this building will now have a new lease on life and he thinks the VFW has a good use for it.

Melissa Ferretti, Selectwoman, (Zoom) spoke. She has heard this nice building referred to as a structure and an office and thinks it should be treated with the decency and dignity that it deserves. She thinks the move to the VFW is good and applauds the Historical Commission and Cumberland Farms for bringing about this solution.

Ellen Briggs, (Zoom) Founder and President, of Protect Our Past, an organization with a mission to preserve historic buildings on Cape Cod spoke. She agreed that this building is not a shed and is glad the VFW has stepped up to save the structure.

Judith Riordan said that the Sagamore Information Booth was saved and moved to the grounds of the Aptuxet Trading Post where it is used as a gift shop. Now the Bourne Information Booth will have a similar use by the VFW.

Leslie Phillips spoke saying she wished the site at the Rotary would have had a different use. She wished Bourne had done what Woods Hole had done. The Chairman spoke up and said that that was not part of our purview. The use has been passed by the Planning Board.

Mr. Troyer proposed that Cumberland Farms would be willing to have an eight-month Demolition Delay Order placed on the property. This would give enough time for needed funding and to hire a moving company. Eight months would be September 26, 2023.

After consulting with Tracy Sullivan, Planning Dept., and Kenneth Murphy, Inspector of Buildings, Carl Georgeson made a motion to place a Demolition Delay Order on the building for eight (8) months to end September 26, 2023. The Motion was seconded by Neil Langille (Zoom). **Motion carried unanimously** six to zero (6-0). Members voting in favor were: Deborah Burgess, Jean Campbell, Blanche Cody, Carl Georgeson, Neil Langille (Zoom), and Judith Riordan.

Hearing was adjourned at 10:50 a.m.

Deborah M. Burgess  
Secretary

Attachments:

Agenda  
Public Hearing Notice  
Memorandum, Town Planner  
Building Permit (3 Pages)  
Owner/Parcel ID  
Public Sign-in Sheet