PLANNING BOARD
May 25, 2010 – Minutes

A meeting of the Orleans Planning Board was called to order at 7:00 p.m. in the Nauset Meeting Room at the Orleans Town Hall. **Present: Chairman:** John Fallender; **Vice-Chairman:** Seth Wilkinson; Kenneth McKusick; Chet Crabtree. **Planning Department Staff:** George Meservey; **Secretary:** Karen Sharpless. **Also Present: Board of Selectmen Liaison:** Jon Fuller. **Absent:** John Ostman and Gary Guzzeau.

APPROVAL NOT REQUIRED - William C. Gardiner - 35 & 47 Payson Lane

Seth Wilkinson recused himself as an abutter in his position on the Orleans Conservation Trust

Brad Malo (Coastal Engineering) detailed an Approval Not Required plan for William C. Gardiner for a reconfiguration of a 2-lot subdivision to provide for three building lots. Malo stated there is adequate frontage and shape factor and area along Payson Lane. George Meservey stated that the Approval Not Required plan for William Gardiner meets all of the requirements for an Approval Not Required plan.

> **MOTION:** On a motion by **Kenneth McKusick**, seconded by **Chet Crabtree**, the Board voted to authorize the Planning Board Chairman to endorse the Approval Not Required plan prepared for William C. Gardiner, dated May 5, 2010, scale 1" = 40', prepared by Coastal Engineering.
>
> **VOTE: 3-0-0 The motion passed unanimously.**

Seth Wilkinson returned to the meeting.

MYLAR ENDORSEMENT - Definitive Subdivision for Harry E. Hunt, III – 232 Tonset Road

Brad Malo (Coastal Engineering) stated that the required covenant has not been prepared and the Planning Board agreed to review this at a later meeting.

REVIEW OF SUBDIVISION FEES

Planning Board members reviewed the town's current subdivision fees and compared them to other Cape towns, and agreed to undertake further review of the fee schedule and make a determination of whether any of the fees need to be revised.

OLD BUSINESS

Annual Town Meeting Discussion

Planning Board members discussed the results of the Annual Town Meeting in May 2010 regarding presentation of the Orleans Comprehensive Plan and proposed zoning bylaw amendments.

NEW BUSINESS

2010 Planning Board Summer Meeting Schedule

Cancellation of July 13 & August 10 Planning Board Meetings

MOTION: On a motion by **Kenneth McKusick**, seconded by **Chet Crabtree**, the Board voted to cancel the Planning Board meetings on July 13, 2010 and August 10, 2010.

VOTE: 4-0-0   The motion passed unanimously.

Cancellation of June 8 Planning Board Meeting

MOTION: On a motion by **Kenneth McKusick**, seconded by **Seth Wilkinson**, the Board voted to cancel the Planning Board meeting on June 8, 2010.

VOTE: 4-0-0   The motion passed unanimously.

CORRESPONDENCE

Massachusetts Land Court Department, Stipulation of Remand re: Kennedy v. Town of Orleans et al

Planning Board members discussed the issues of an executive remand from the court regarding the Kennedy subdivision proposed for 40 and 50 Tom's Hollow Lane. Meservey stated that the Planning Board could schedule a public hearing for June 22, 2010.

Withdrawal of a proposal by Stop & Shop for a 10-pump gas station

Meservey informed Planning Board members of a letter received from Attorney Andrew Singer withdrawing a proposal for multiple gas pumps on wetland area in the Stop & Shop plaza.

Chapter 91: Re-license Application for Bruce Hirschberg, 47 Whites Lane

Meservey informed Planning Board members of the receipt of a Chapter 91 relicensing application for Bruce Hirschberg for property at 47 Whites Lane.
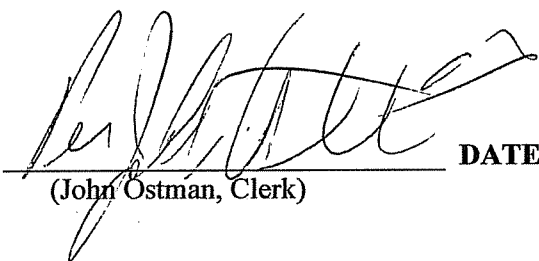
APPROVAL OF MINUTES: April 27, 2010

MOTION: On a motion by **Kenneth McKusick**, seconded by **Chet Crabtree**, the Board voted to approve the minutes of April 27, 2010.

VOTE: 4-0-0   The motion passed unanimously.

ADJOURNMENT

MOTION: On a motion by **Seth Wilkinson**, seconded by **Chet Crabtree**, the Board voted to adjourn the Planning Board meeting at **7:47 p.m.**

VOTE: 4-0-0   The motion passed unanimously.

SIGNED: _____   DATE: ___7/7/2010___
(John Ostman, Clerk)