

K. Darling, Assoc.
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PLANNING BOARD

July 5, 2011 - 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:** Kenneth McKusick; **Vice-Chairman:** Chet Crabtree; **Clerk:** Steve Bornemeier; John Fallender and Chip Bechtold. **Associate:** Andrea Reed. **Planning Department Staff:** George Meservey; **Secretary:** Karen Sharpless. **Also Present:** **Board of Selectmen Liaison:** Jon Fuller. **Absent:** Paul McNulty

PLANNING BOARD MEMBER

Planning Board members welcomed Andrea Shaw Reed as a new Associate member.

VILLAGE CENTER SUBCOMMITTEE

Chet Crabtree gave a report on the progress of the Village Center Subcommittee which will be known as the Orleans Community Partnership with three components going forward:

1. Set up mission and vision statements.
2. File the appropriate paperwork with the State to form a 501(c)(3) non-profit organization
Obtain legal advice to proceed.
3. Recruit leadership for the Orleans Community Partnership from non-profit organizations, local businesses, citizens, and board members of the Orleans Chamber of Commerce.

It was noted that Planning Board members have been attending the Village Center meetings as a catalyst, but will not be the leaders of this group going forward. In the future, there will be one Planning Board member acting as a liaison to this group. Planning Board members discussed components of the Orleans Village Center Master Plan spreadsheet dated June 22, 2011, created by John Fallender and the upcoming Village Center presentation to the Board of Selectmen in September.

Herb Montgomery (Chamber of Commerce representative) indicated his intent to suggest that the sitting Chairman of the Chamber of Commerce Board of Directors be the permanent representative to the Orleans Community Partnership in an effort to move forward in a positive manner with the Planning Board, the town and local businesses.

Fuller stated his opinion that the Planning Board is creating an outstanding report and noted the need to refer to the appropriate sections of the Orleans Comprehensive Plan for each of the pending items and the progress made on each project.

COMPLETE RELEASE OF COVENANT – JEFFREY SMITH – SPIDER WEB LANE

Meservey gave an explanation of a request by Jeffrey Smith for a Complete Release of Covenant for Spider Web Lane. Meservey noted this was an approved 1977 subdivision located off Frost Fish Lane with two remaining vacant lots. Meservey noted that lots lines were moved in 2008 for estate planning purposes and the Planning Board only required a rural route road standard for the subdivision and all improvements have been completed except for the smaller dimensions of the cul-de-sac at the bottom of the hill. Meservey noted a letter from Jeffrey Smith dated June 24, 2011 which indicates the road is acceptable to the Fire Departments. Meservey stated the road improvements are sufficient for the Planning Board to sign off on the Complete Release of Covenant. Planning Board members noted for the record that the Highway and Water Departments have signed off on the Complete Release of Covenant and a letter is in the file from the Fire Department.

MOTION: On a motion by **Chet Crabtree**, seconded by **John Fallender**, the Board voted authorize the Planning Board Chairman to sign the Complete Release of Covenant for Jeffrey D. Smith for a Subdivision Plan of Land in Orleans, Massachusetts made for Edward J. Smith et ux (Mary L.) dated September 27, 1977, Barnstable County Registry of Deeds Book 318, Page 27 for lots 3 and 4.

VOTE: 5-0-0 The motion passed unanimously.

CORRESPONDENCE

Planning Board letter to Building Commissioner re: Lobster Wholesale Business

Planning Board members approved the memorandum sent to the Building Commissioner dated June 15, 2011 with an advisory opinion on a lobster wholesale business .

COMMITTEE LIAISON REPORTS

Community Preservation Committee

Bornemeier gave a report on Community Preservation Committee approved projects.

MOTION: On a motion by **John Fallender**, seconded by **Chet Crabtree**, the Board voted to nominate Steve Bornemeier to be the Planning Board representative to the Community Preservation Committee.

VOTE: 5-0-0 The motion passed unanimously.

Zoning Bylaw Task Force

Fallender gave a report that zoning bylaw proposals were presented to the Planning Board and were approved at the Annual Town Meeting in May 2011. The Zoning Bylaw Task Force will start the process of reviewing issues for the next Annual Town Meeting.

MOTION: On a motion by **Kenneth McKusick**, seconded by **Steve Bornemeier**, the Board voted to request that John Fallender continue as a Planning Board representative to the Zoning Bylaw Task Force and recommend that the Board of Selectmen appoint Chip Bechtold as the second Planning Board representative to the Zoning Bylaw Task Force.

VOTE: 5-0-0 The motion passed unanimously.

Board of Water and Sewer Commissioners

McKusick gave a report from the Board of Water & Sewer Commissioners noting that the Orleans Water Department has received high praise from the Department of Environmental Protection. McKusick noted that Todd Bunzick is the new Water Superintendent and Susan Brown is the Assistant Water Superintendant. McKusick described an internet project which will encompass the entire Cape.

McKusick agreed to continue in his role as the Planning Board representative to the Board of Water & Sewer Commissioners until his terms expires in 2012.

PLANNING BOARD REORGANIZATION

Nominations were opened and closed for the election of Planning Board officers for Fiscal Year 2012 and the following motions were made and voted upon:

Chairman:

MOTION: On a motion by **John Fallender**, seconded by **Steve Bornemeier**, the Board voted to elect Chet Crabtree as Chairman of the Planning Board for FY 2012.

VOTE: 5-0-0 The motion passed unanimously.

Vice Chairman:

MOTION: On a motion by **John Fallender**, seconded by **Chet Crabtree**, the Board voted to elect Steve Bornemeier as Vice Chairman of the Planning Board for FY 2012.

VOTE: 5-0-0 The motion passed unanimously.

Clerk:

MOTION: On a motion by **Chet Crabtree**, seconded by **John Fallender**, the Board voted to elect Charles Bechtold as Clerk of the Planning Board for FY 2012.

VOTE: 5-0-0 The motion passed unanimously.

APPROVAL OF MINUTES: June 14, 2011

MOTION: On a motion by **John Fallender**, seconded by **Chet Crabtree**, the Board voted to approve the minutes of June 14, 2011.

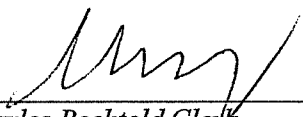
VOTE: 5-0-0 The motion passed unanimously.

ADJOURNMENT

MOTION: On a motion by **Steve Bornemeier**, seconded by **John Fallender**, the Board voted to adjourn at 7:55 p.m.

VOTE: 5-0-0 The motion passed unanimously.

SIGNED:


Charles Bechtold, Clerk

DATE:

23 Aug 11

LIST OF HANDOUTS FOR JULY 5, 2011 PLANNING BOARD MEETING:

1. Release of Covenant for Spider Web Lane
2. Village Center Study dated June 23, 2011
3. Orleans Village Center Master Plan spreadsheet dated June 22, 2011
4. Memorandum to Building Commissioner for advisory opinion re: Lobsters
5. Planning Board Minutes for June 14, 2011