

K. DeLuz, Asst  
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## PLANNING BOARD

September 27, 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:** Chet Crabtree; **Vice-Chairman:** Steve Bornemeier; Kenneth McKusick and John Fallender. **Associates:** Paul McNulty and Andrea Shaw-Reed. **Planning Department Staff:** George Meservey and **Secretary:** Karen Sharpless. **Also Present:** Board of **Selectmen Liaison:** Jon Fuller. **Absent:** Clerk: Charles Bechtold.

*In the absence of Chip Bechtold, Chairman Crabtree asked Paul McNulty to vote as a regular member.*

### ROAD NAME REQUEST: PEACE LANE

Meservey explained that a request has been submitted to the Planning Board to name an existing private drive off Lowell Drive as Peace Lane which would be accessed by four properties. Meservey noted that some of the properties have frontage on heavily traveled Route 28 (South Orleans Road) which is not conducive for driveway access. Meservey noted that due to problems with identifying a house in this area, the Fire Department was instrumental in bringing the issue to the property owners with a request that an easily identifiable road be named for the access off Lowell Drive. Meservey stated that there are no other roads in Orleans with the requested name of Peace Lane. Meservey explained that under the Subdivision Control Law, the Planning Board can approve a request for the naming of a new private road.

**MOTION:** On a motion by **John Fallender**, seconded by **Paul McNulty**, the Board voted to approve the request to name an existing private drive off Lowell Drive as Peace Lane.

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

### VILLAGE CENTER STREETScape PLAN - CAPE COD COMMISSION

**Cape Cod Commission Representatives:** Philip Dascombe, Tabitha Harkin, Sarah Korjeff and Glenn Cannon

Staff of the Cape Cod Commission gave a PowerPoint presentation of the Draft Conceptual Plan for the 2011 Orleans Village Center Streetscape Plan, dated September 27, 2011. The PowerPoint Slides showed existing conditions around the Main Street area of town, as well as various options for redesigned landscaping, parking, bicycling, walking, traffic flow, aesthetics and signage. Meservey noted that MassDOT has been surveying areas in town, and town officials will try to get them to coordinate their work with the Cape Cod Commission renderings. Shaw-Reed suggested that sustainability be part of proposed concepts for the town. McKusick noted his opinion that the marine history of the town be included in plans for the redesign of the Village Center. McKusick suggested that all proposed signage be consistent throughout the town. Cape Cod Commission members requested input for the Streetscape Plan be submitted to them by October 11, 2011.

## **NEW BUSINESS**

### **2012 POTENTIAL ZONING AMENDMENTS**

#### **Flood Plain District - Flood Insurance maps. –**

Amend §164-19 to update reference to new FIRM Maps (effective July 1, 2012).

**Consensus:** There was a consensus of the Planning Board to refer this issue to the Zoning Bylaw Task Force for review and recommendation.

#### **Sign Bylaws Regulations regarding Off-Premise banners**

Amend §164-35 to allow off-premises advertising banners at other Town location in addition to Eldredge Field.

**Consensus:** Due to anticipated problems with policing, enforcement and the adverse affect on the semi-rural character of town, there was a consensus of the Planning Board **not** to refer this issue to the Zoning Bylaw Task Force for review.

#### **Formula Business Bylaw**

Creation of a Formula Business Bylaw for the Town.

**Consensus:** There was a consensus that the Planning Board should take the lead on this issue before forwarding it to the Zoning Bylaw Task Force for review and recommendation.

#### **Outdoor Lighting Bylaw**

Amend the Outdoor Lighting Bylaw to add a provision for enforcement which would include authority to levy fines for non-compliance.

**Consensus:** There was a consensus of the Planning Board to refer this issue to the Zoning Bylaw Task Force for review and recommendation.

#### **Village Center Zoning Amendments –**

Insert Village Center zoning amendments as recommended in the Market Study.

**Consensus:** There was a consensus of the Planning Board to refer this issue to the Zoning Bylaw Task Force for review and recommendation.

#### **Customary Home Occupation**

Amend the definition of Customary Home Occupation §164-4 to include performance standards such as vehicle trips, number of employees, noise, signage, lighting and other impacts of businesses on the residential quality of life.

**Consensus:** There was a consensus of the Planning Board to refer this issue to the Zoning Bylaw Task Force for review and recommendation.

### **Transient Housing**

Include a definition in the zoning bylaws for Transient Housing to assist in enforcement.

**Consensus:** There was a consensus to move this issue forward to the Zoning Bylaw Task Force and Board of Health for review and recommendation.

### **Demolition by Neglect Bylaw -**

Include a bylaw to deal with historic structures which are demolished after they are neglected and allowed to deteriorate.

**Consensus:** There was a consensus of the Planning Board to refer this issue to the Zoning Bylaw Task Force for discussion.

### **PLANNING BOARD MEETING SCHEDULE**

Due to upcoming holidays, Planning Board members agreed to cancel the following Planning Board meetings: November 22, 2011 and December 27, 2011.

### **ORLEANS COMMUNITY PARTNERSHIP**

Fallender gave a report on the newly formed Orleans Community Partnership.

### **CORRESPONDENCE**

#### **Zoning Reform Legislation**

Meservy gave an update to Planning Board members on an upcoming meeting entitled, "Municipalities Committee to Hold Listening Session on Cape Cod" to be held at the Cape Cod Community College on September 30, 2011.

#### **Citizen Planner Training Collaborative - Fall 2011 Workshops**

Planning Board members reviewed the brochure of Citizen Planner Training Collaborative fall 2011 workshops. Planning Board members were encouraged to attend any sessions they may find helpful.

### **APPROVAL OF MINUTES: August 23, 2011**

**MOTION:** On a motion by **Steve Bornemeier**, seconded by **John Fallender**, the Board voted to approve the minutes of August 23, 2011.


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

## ADJOURNMENT

**MOTION:** On a motion by **Kenneth McKusick**, seconded by **John Fallender**, the Board voted to adjourn at **8:51p.m.**

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

SIGNED: \_\_\_\_\_

  
(Charles Bechtold, Clerk)

DATE: \_\_\_\_\_

10-11-11

## LIST OF HANDOUTS FOR SEPTEMBER 27, 2011 PLANNING BOARD MEETING:

1. Letter from Fr. Ken Campbell regarding Peace Lane, dated September 13, 2011 with map.
2. 2012 Potential Zoning Amendments – for Planning Board consideration
3. The General Court Press Release entitled, “Municipalities Committee to Hold Listening Session on Cape Cod”, dated September 14, 2011.
4. Citizen Planner Training Collaborative – Fall 2011 Workshops
5. Planning Board Minutes for August 23, 2011