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ORLEANS TOWN CLERK

ORLEANS PLANNING BOARD

May 22, 2012 - 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; **Clerk:** Charles Bechtold; and John Fallender. **Associate:** Andrea Shaw-Reed. **Planning Department Staff:** George Meserve; and **Secretary:** Karen Sharpless.

Absent: Kenneth McKusick, Paul McNulty and **Board of Selectmen Liaison:** Jon Fuller.

PRELIMINARY SUBDIVISION PLAN - The Estate of Leland H. Williams, 93, 97 & 97A Skaket Beach Rd

Phil Scholomiti (Ryder & Wilcox) represented the applicant for the Preliminary Subdivision Plan and stated that the application is for 3 lots (2 buildable and 1 unbuildable) on property located on the south side of Skaket Beach Road in a Residential District. Scholomiti stated that the proposed subdivision would create 4 lots (3 buildable lots and 1 non-buildable lot to be conveyed to a neighbor). Scholomiti stated there are existing dwellings on the lots, as well as a garage to be relocated. Scholomiti noted that Lot 3 will be accessed by a 20' wide panhandle and has 30' of frontage along Skaket Beach Road. Scholomiti described a proposed common driveway which will provide access to two of the lots. Scholomiti stated that drainage from the panhandle will be contained and all lots will be served by town water. Scholomiti stated that the application has been reviewed by the Board of Health and the Title 5 septic systems on Lots 1 and 2 are pending approval. Scholomiti noted that Lots 1, 2 and 3 meet the lot shape factor under zoning. Scholomiti noted that there will be waiver requests presented at the Definitive Subdivision application stage, including frontage requirements.

MOTION: On a motion by **Andrea Reed**, seconded by **Chip Bechtold**, the Planning Board voted to approve the Preliminary Subdivision Plan prepared for The Estate of Leland H. Williams, dated March 28, 2012, scale 1" = 40', for land located at 93 and 97 Skaket Beach Road subject to the following conditions, as amended:

1. Access to Lots 2 and 3 shall be via the existing driveway for Lot 2.
2. Adherence to the Orleans Emergency Access Bylaw shall be noted on the Definitive Plan.
3. The Definitive Plan shall note that Lot 4 is not of itself a buildable lot.
4. A waiver will be required (for frontage) for the creation of Lot 3, a panhandle lot.
5. The Lot Shape factor must be shown on the Definitive Subdivision Plan.
6. A turn-around for emergency vehicles must be shown on the septic plan for Lot 3 at the time of development.

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

APPROVAL NOT REQUIRED PLAN – Pamela Ashmead, 4 Cullum Road & 8 Aspinet Road

Brad Maylo (Coastal Engineering Co.) represented the applicant for an Approval Not Required which combines two existing lots. Maylo stated that the plan of records in the deed consists of a 2-lot plan which was never recorded at Registry of Deeds.

MOTION: On a motion by **Steve Bornemeier**, seconded by **John Fallender**, the Planning Board voted to authorize the Chairman to endorse the Approval Not Required plan prepared for Pamela Ashmead, plan dated April 11, 2012, scale 1" = 30', prepared by Coastal Engineering Company, Inc.

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

APPROVAL NOT REQUIRED PLAN – Kenneth Shea, 48 & 50 Rock Harbor Road

Philip Scholomiti (Ryder & Wilcox) represented the applicant for the Approval Not Required Plan. Scholomiti stated that the property is located at the northwest corner of Rock Harbor Road and is a Land court plan. Scholomiti noted that the plan is for two (2) buildable lots and reconfigures a common lot line between the two lots. Scholomiti stated that the plan complies with the lot shape factor and meets all of the zoning bylaws. Scholomiti noted that the lots are all in the same ownership.

MOTION: On a motion by **John Fallender**, seconded by **Steve Bornemeier**, the Board voted to authorize the Planning Board Chairman to endorse the Approval Not Required plan prepared for Kenneth Shea, plan dated May 9, 2012, scale 1" = 30' prepared by Ryder & Wilcox.

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

COMMITTEE UPDATES

Community Preservation Committee

A report was made on the progress of the proposed affordable housing project on Namskaket Road through Habitat for Humanity as a friendly 40B application with waivers from local bylaws.

Orleans Community Partnership

John Fallender gave a report on the progress of the Orleans Community Partnership and recent streetscape tours around Orleans. Fallender noted that donations were given for the construction of the proposed playground at the Orleans Elementary School.

OLD BUSINESS

Building Scale in Established Neighborhoods

Planning Board members discussed concerns expressed by residents regarding the impact of newly built large home in existing neighborhoods.

Consensus: Planning Board members agreed that this matter needs further research and can be brought back to the Planning Board at a later date.

NEW BUSINESS

Summer 2012 Meeting Schedule

Planning Board members agreed to cancel the following summer meetings: June 12, July 10 and August 14. Regularly scheduled Planning Board meetings will be held on the following dates: June 26, July 24 and August 28. Additional meetings will be held as needed.

APPROVAL OF MINUTES: April 10, 2012

MOTION: On a motion by **John Fallender**, seconded by **Andrea Reed**, the Board voted to approve the minutes of April 10, 2012.

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

ADJOURNMENT

MOTION: On a motion by **Andrea Reed**, seconded by **John Fallender**, the Board voted to adjourn the Planning Board meeting at 8:00 p.m.

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

SIGNED:


(Charles Bechtold, Clerk)

DATE:



LIST OF HANDOUTS FOR MAY 22, 2012 PLANNING BOARD MEETING:

1. Preliminary Subdivision Plan application for The Estate of Leland H. Williams
2. Approval Not Required application for Pamela V. Ashmead
3. Approval Not Required application for Kenneth Shea
4. Memorandum to Planning Board entitled, "Large Homes and Impact on neighborhood character", dated May 17, 2012.
5. Planning Board Minutes for April 10, 2012.