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ORLEANS TOWN CLERK

ORLEANS PLANNING BOARD

June 26, 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; Kenneth McKusick and John Fallender. **Associate:** Andrea Reed. **Planning Department Staff:** George Meservey; and **Secretary:** Karen Sharpless. **Also Present: Board of Selectmen Liaison:** Jon Fuller. **Absent:** Paul McNulty

ZONING DISCUSSION - LARGE HOMES & NEIGHBORHOOD CHARACTER

PUBLIC COMMENTS:

Mrs. Rigney Cunningham presented Planning Board members with a pictorial handout showing a comparison of Nauset Bluffs in East Orleans past and present. Mrs. Cunningham described her opinion of how the recent construction of a new large dwelling is impacting the neighborhood character and neighbor's ocean views in the area off Callanan's Pass. Mrs. Cunningham noted that even though technically this is not considered a historic area, it has a history of cottages built back to the 1960's and contributes to the character of Orleans. Mrs. Cunningham referred Planning Board members to information from Provincetown regarding regulations on large buildings. Mrs. Cunningham stated that she feels that the Special Permit process under the Orleans Zoning Board of Appeals is confusing and misleading for abutters who want to have input in the process of neighborhood construction.

Allison Jackson stated that she has been coming to the Cape since the 1950's and feels that the recent large home construction in her neighborhood has impacted her ability to enjoy unimpeded views of the waterfront and neighborhood. Mrs. Jackson stated her opinion that Orleans needs to do more to prevent construction of large homes impacting neighborhoods.

Robert Cunningham stated his opinion that he feels bamboozled by the Zoning Board of Appeals process and feels that the board missed the resulting size and height of the house as the footprint of the house violates the 4,000 square foot regulation and the cupola rises 6' from the roof line and violates the Town's height restrictions.

PLANNING BOARD DISCUSSION:

Meservey stated that the Zoning Board of Appeals checks to see if construction plans meet the zoning bylaws and abutters are notified and their opinions are included in Zoning Board of Appeals deliberations. Meservey noted that appeals to a Zoning Board of Appeals decision must be submitted to the Town within 30 days of that decision. Planning Board members discussed the impact of large homes on the character of Orleans and questioned how the process could be

streamlined and easier for abutters to contribute. Mesurvey clarified that if an area is not wetland, then it is used in the calculation of upland. Planning Board members discussed whether to pursue researching large home construction volume and character impacts on individual neighborhoods or town-wide. McKusick suggested bringing both options to a public hearing. Planning Board members discussed asking the Zoning Board of Appeals for guidance bylaws can be worded to help them with decision making.

FERTILIZER MANAGEMENT

Planning Board members discussed the issue of lawn fertilizers and resulting nitrogen in the waters in Orleans and how to educate property owners to minimize or eliminate the use of fertilizers. Mesurvey noted that the town (through the Highway & Parks and Beaches Departments) has made a concerted effort to minimize the use of fertilizers on town properties.

COMMITTEE APPOINTMENTS

Community Preservation Committee (1 year Appointment)

MOTION: On a motion by **Kenneth McKusick**, seconded by **John Fallender**, the Board voted to appoint Steve Bornemeier to serve as the Planning Board representative on the Community Preservation Committee.

VOTE: 4-0-1 The motion passed by a majority. (Steve Bornemeier abstained).

Zoning Bylaw Task Force (Recommendation for 1 year Appointment)

MOTION: On a motion by **Kenneth McKusick**, seconded by **Steve Bornemeier**, the Board voted to recommend to the Board of Selectmen that Chip Bechtold continue to serve as the Planning Board representative on the Zoning Bylaw Task Force for one year.

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

Board of Water & Sewer Commissioners (3 year Appointment)

MOTION: On a motion by **John Fallender**, seconded by **Charles Bechtold**, the Board voted to appoint Kenneth McKusick to serve as the Planning Board representative on the BOWSC.

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

COMMITTEE UPDATES

Board of Water & Sewer Commissioners (McKusick)

- McKusick informed Planning Board members of an award from the Massachusetts Department of Environmental Protection for outstanding performance in 2011. The town's water system has achieved one of the top scores in the Medium/Large Community System category of the 2012 Public Water System Awards Program. The Orleans Water

Department was one of only 30 water systems to be honored this year resulting in being in the top .8% of the best run water systems in the Commonwealth.

- McKusick reported that the budget has been submitted and they will make recommendations to the Board of Selectmen regarding rate increases. McKusick noted that the goal is to raise the rates 3.5% this year.

Orleans Community Partnership (Fallender)

Fallender distributed a printout regarding Sharrows (Shared Lane Marking) which are used to guide bicyclists and vehicular traffic on ways to share the road safely. Fallender reported on progress on the installation of bicycle racks, tree removals and plantings, sidewalk repair and upcoming events.

NEW BUSINESS

Orleans GIS Mapping Program

Meservy informed Planning Board members that the Town's GIS mapping system has been upgraded and is easier to use. The GIS maps can be found on the town's website under the Planning Department.

CORRESPONDENCE

Citizen's Planner Training Collaborative - Course Listing for Fall 2012

Planning Board members were encouraged to take courses through the Citizen's Planner Training Collaborative.

APPROVAL OF MINUTES: May 22, 2012

MOTION: On a motion by **John Fallender**, seconded by **Steve Bornemeier**, the Board voted to approve the minutes of May 22, 2012.

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

ADJOURNMENT

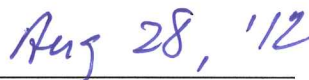
MOTION: On a motion by **Steve Bornemeier**, seconded by **John Fallender**, the Board voted to adjourn at 8:45 p.m.

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

SIGNED: _____


(Charles Bechtold, Clerk)

DATE: _____



LIST OF HANDOUTS FOR JUNE 26, 2012 PLANNING BOARD MEETING:

1. *Nauset Bluffs, Past and Present (distributed at the Planning Board meeting by Mrs. Rigney Cunningham)*
2. *Town of Wellesley, Large House Review Rules and Regulations*
3. *Cohasset Zoning Bylaws – Large House Plan Review*
4. *Trulia Chart – Is the McMansion Era Over? Americans Ideal Home Size*
5. *Orleans Comprehensive Plan – Section 5.5 Implementation Program*
6. *Comprehensive Wastewater Management Plan – Control of Fertilization*
7. *Pleasant Bay Fertilizer Management Plan, Final Report, dated December 2010*
8. *Sharrows – Shared Lane Marking brochure*
9. *List of CPTC Courses Fall 2012*
10. *Planning Board Minutes for May 22, 2012.*

