



ORLEANS TOWN CLERK

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ORLEANS PLANNING BOARD

NOVEMBER 13, 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. **Associates:** Paul McNulty and Andrea Reed. **Planning Department Staff:** George Meservey; and **Secretary:** Karen Sharpless. **Also Present: Board of Selectmen Liaison:** Jon Fuller.

FY '14 BUDGET RECOMMENDATIONS – ORLEANS COMPREHENSIVE PLAN

Planning Board members discussed Orleans Comprehensive Plan action items for FY '14 for the Planning Board and Zoning Bylaw Task Force. Planning Board members made a determination of progress they agreed has been made on each of the following items from the Orleans Comprehensive Plan:

Planning Board

T-14	Reconstruction along Routes 6A and 28 to address safety and access problems.
AH-4	Underground utilities in Village areas
HC-16	Traffic issues in Rural Business District for South Orleans residents
HC-7	Village Center – enhance desirable village characteristics
LU-1	Landscape design standards in Industrial District

Zoning Bylaw Task Force

T-9	Underground Wiring for new businesses and dwellings
T-10	Provide opportunities for home occupations that are consistent w/ Town's character
ED-14	Include or modify various zoning bylaw definitions
ED-7	Prohibit future strip commercial development
HC-14	Revise Use table for Village Center District
HC-21	Encourage mixed use of downtown buildings

LARGE HOME PROPOSED ZONING BYLAW AMENDMENT

Planning Board members reviewed and discussed a potential zoning bylaw under §164-21 with Special Permit criteria through the Zoning Board of Appeals for large homes. Planning Board members also reviewed a zoning bylaw amendment to the definition of buildable upland under §164-4. Planning Board members agreed to make a decision of whether to forward this bylaw to a public hearing at the December 11, 2012 meeting.

COMMITTEE UPDATES

Orleans Community Partnership (John Fallender & Steve Bornemeier)

Fallender gave a report of a recent ribbon cutting ceremony for the walkway between Main Street and Cove Road, as well as upcoming events of the Orleans Community Partnership. Bornemeier informed Planning Board members of an upcoming charette entitled, "Townscape 5D" to be held on November 14, 2012 to discuss the five dimension topics including natural and built space, sustainability and technological connectedness.

CORRESPONDENCE

Right to Farm Bylaw

Meservy passed out a copy of a document received by the Planning Department entitled, "Right to Farm By-Law", dated October 31, 2012, to be discussed at a future Planning Board meeting.

APPROVAL OF MINUTES: October 23, 2012

MOTION: On a motion by **John Fallender**, seconded by **Steve Bornemeier**, the Board voted to approve the minutes of October 23, 2012, as amended.

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 the meeting at 8:15 p.m.

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

SIGNED: _____


(Charles Bechtold, Clerk)

DATE: _____

12/4/12

LIST OF HANDOUTS FOR NOVEMBER 13, 2012 PLANNING BOARD MEETING:

1. Memorandum entitled, "FY '14 Budget Recommendations – Comprehensive Plan Implementation", for the Planning Board dated November 1, 2012
2. Memorandum entitled, "FY '14 Budget Recommendations – Comprehensive Plan Implementation", for the Zoning Bylaw Task Force dated November 1, 2012
3. Memorandum entitled, "Regulating Large Homes", dated November 8, 2012
4. Draft "Right to Farm Bylaw", dated 10/31/2012 (Distributed at the meeting)
5. Planning Board Minutes for October 23, 2012