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ORLEANS TOWN CLERK

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## **ORLEANS PLANNING BOARD**

**APRIL 8, 2014 - 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: Steve Bornemeier; Vice-Chairman: Charles Bechtold; Clerk: Chet Crabtree; Kenneth McKusick and Associate: Paul McNulty. **Planning Department Staff:** George Meservey; and **Secretary:** Karen Sharpless. **Absent:** John Fallender; **Associate:** Andrea Reed and **Board of Selectmen Liaison:** Jon Fuller.

*Chairman Bornemeier requested that Paul McNulty vote as a regular member in the absence of John Fallender.*

### **APPROVAL NOT REQUIRED PLAN - Nickerson Real Estate Holding Company, LLC, 15 Main Street**

Philip Scholomiti (Ryder & Wilcox) described the property located in the Village Center District currently owned and occupied by Mid Cape Home Centers. Scholomiti stated the Approval Not Required plan would create 2 lots, one with access off Childs Homestead Road and one with existing access off Main Street. Scholomiti noted that there are no minimum lot sizes, minimum frontage requirements or shape factor required in the Village Center District. Scholomiti stated that both lots comply with the Orleans Zoning Bylaw requirements. Meservey explained that the Approval Not Required fee was paid at a previous submittal of an Approval Not Required plan, which was subsequently withdrawn, and noted a request from the applicant for the Planning Board to waive the current Approval Not Required fee requirement. There was no objection from any Planning Board members to this request.

Meservey noted the following comments received from Town Departments:

**Water Department -** Water easements need to be shown and/or created for water mains which run through the parcels.

**Fire Department -** Prior to any new development, request that the hydrant on Childs Homestead Road be tied back to the Old Colony Way water main. Looped water mains are preferred for a number of reasons.

**MOTION:** On a motion by **Chip Bechtold**, seconded by **Paul McNulty**, the Board voted to authorize the Planning Board Chairman to endorse the Plan of Land, prepared for the Nickerson Real Estate Holding Company, LLC, by Ryder & Wilcox, Inc., dated August 9, 2013, scale 1" = 50'.

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

## **CONSERVATION, RECREATION, AND OPEN SPACE PLAN**

Planning Board members were reminded of the existing Conservation, Recreation and Open Space Plan (CROS) maintained by the Town with descriptions of strategic and priority parcels of land the Town may want to purchase. Meservey noted that the Town was granted a 2-year extension on the plan, but it has now expired at the State level and needs to be updated after surveys have been completed. Planning Board members reviewed a document entitled, "1999 CROS Survey Results" and agreed to use the same survey questions in order to provide for easy comparison.

## **DEPOT SQUARE**

Bornemeier stated that the Board of Selectmen have expressed an interest in the proposed development of Depot Square. There has been a tentative offer to donate the historic yellow gingerbread Victorian house on Route 6A with the idea of moving it to Depot Square for use as a visitor's center near the existing farmers market. Meservey noted a proposed plan to provide rental art shanties and a temporary outdoor performance stage in the area of the farmer's market. Crabtree stated that Todd Thayer should be lauded for his ongoing participation in numerous community projects.

## **CAPE COD COMMISSION INITIATIVES**

Len Short (Orleans member of Cape Cod Commission) attended the Planning Board meeting during the discussion regarding Cape Cod Commission initiatives including the concept of Growth Incentive Zones, which are specific areas identified by a town as targeted for economic development by facilitating compact, mixed-use growth. Planning Board members discussed the Regional Economic Strategy Executive Team (RESET) process to increase public and private cooperation and technical assistance. Meservey noted the usefulness of the Land Use Mapping Project to determine adequate growth in various area of town. Planning Board members agreed that improved wayfinding for visitors would be valuable. Planning Board members noted that Paul Niedzwiecki (Cape Cod Commission) made a presentation to the Board of Selectmen regarding the 208 Plan and suggested having him meet with the Planning Board.

## **COMPREHENSIVE PLAN REVIEW**

Meservey noted that the Orleans Comprehensive Plan originally adopted in December 1999 needs to be updated or rewritten since the last amendment was done in October 2006. Planning Board members noted that the Board of Selectmen has asked for a presentation on the Orleans Comprehensive Plan. McKusick suggested that Planning Board members review the existing Orleans Comprehensive Plan and look for items that have not been accomplished.

## **ZONING ARTICLE PREPARATION FOR TOWN MEETING**

Meservey informed Planning Board members that five zoning articles will be presented at the Annual Town Meeting in May 2014 with the unanimous support of the Board of Selectmen.

## **CORRESPONDENCE**

- ♦ Letter from Pamela & Paul Jeffrey, The Red Balloon Toy Shop, dated March 15, 2014.

## **PLANNING BOARD MEETING SCHEDULE**

**MOTION:** On a motion by **Chet Crabtree**, seconded by **Kenneth McKusick**, the Board voted to cancel the Planning Board meetings on April 22, 2014; May 13 & 27, 2014 due to conflicts.

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

## **COMMITTEE REPORTS**

### **Orleans Community Partnership (Steve Bornemeier)**

Bornemeier gave an update of current and future activities of the Orleans Community Partnership and noted that all information can be accessed via the internet.

### **Community Preservation Committee (Paul McNulty)**

McNulty noted that the Community Preservation Committee has finished reviewing project funding requests and recommendations will be presented at the Annual Town Meeting in May 2014.

## **APPROVAL OF MINUTES: March 25, 2014**

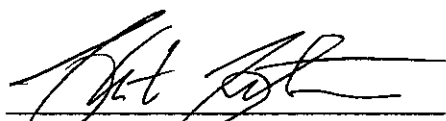
**MOTION:** On a motion by **Steve Bornemeier**, seconded by **Kenneth McKusick**, the Board voted to approve the Planning Board minutes for March 25, 2014.

**VOTE:** 2-0-3 The motion passed. (Paul McNulty, Chip Bechtold, and Chet Crabtree abstained).

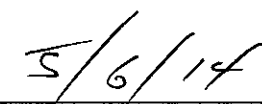
## **ADJOURNMENT**

The Planning Board meeting adjourned at 8:05 p.m.

**SIGNED:**

  
(Chet Crabtree, Clerk)

**DATE:**



## **LIST OF HANDOUTS FOR APRIL 8, 2014 PLANNING BOARD MEETING:**

### **1. Approval Not Required – Nickerson Real Estate Holding Company, LLC, 15 Main Street**

- A. Memorandum from Planning Department, dated April 2, 2014*
- B. Approval Not Required Application Form, dated March 21, 2014*
- C. Letter from Ryder & Wilcox requesting a waiver of the filing fee, dated March 21, 2014.*
- D. Plan of Land for Nickerson real Estate Holding Company, LLC, dated August 9, 2013.*

### **2. CONSERVATION, RECREATION, AND OPEN SPACE PLAN UPDATE – Review Opinion Survey**

- A. 1999 CROS Survey Results*

### **3. CAPE COD COMMISSION INITIATIVES**

- A. Document entitled, "Resource Management and Protection Tools from the Cape Cod Regional Policy Plan.*
- B. Document entitled, "Regional Economic Strategy...In Action", undated.*

### **4. CORRESPONDENCE**

- A. Letter from Pamela & Paul Jeffrey (The Red Balloon Toy Shop), dated March 15, 2014 in opposition to marijuana distribution centers.*

### **5. APPROVAL OF MINUTES**

- A. Planning Board minutes dated March 25, 2014*