

K. Dery, Asst

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ORLEANS PLANNING BOARD

MAY 6, 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; Clerk: Chet Crabtree; Kenneth McKusick and John Fallender; Associates: Andrea Reed; Paul McNulty. **Planning Department Staff:** George Meserve; and **Secretary:** Karen Sharpless. **Also Present:** Board of Selectmen Liaison: Jon Fuller. **Absent:** Vice-Chairman: Charles Bechtold.

Chairman Steve Bornemeier requested that Andrea Reed vote in the absence of Vice Chairman, Chip Bechtold.

CHAPTER H, GROWTH INCENTIVE ZONES, RESET PROGRAM

Phil Dascombe (Community Design Manager, Cape Cod Commission), gave a PowerPoint presentation entitled, "Regulatory Tools and Technical Assistance" regarding growth assistance tools from the Cape Cod Commission such as Chapter H, Growth Incentive Zones and the Regional Economic Strategy Executive Team (RESET) program. Dascombe noted through Chapter H, Development of Regional Impact (DRI) thresholds can only be raised in Economic Centers and Industrial areas, and must be requested jointly by the Board of Selectmen and Planning Board. Dascombe stated that currently Growth Incentive Zone areas are only located in Industrial areas and can be used for mixed use growth planning. Planning Board members noted that the RESET program could be useful in re-evaluating uses along the Route 6A corridor using an expansion of the Streetscape Plan. Planning Board members agreed that changing demographics are an important part of determining growth in town. Dascombe stated that the Cape Cod Commission would be willing to work with Orleans and Reed noted the importance of integrating items such as underground utilities, wastewater and the Streetscape Plan into the planning process. Jim Mackey (audience member) expressed concern with the visual change in Route 6A from scenic countryside to Industrial when it reaches Orleans. Planning Board members agreed that the RESET program could be more useful than Chapter H in moving the Orleans Comprehensive Plan goals forward.

WAYFINDING

Planning Board members a new user-friendly internet search application which would allow SMART phone users to be able to easily search for art galleries in town, with plans to expand the program to other businesses in town. Planning Board members agreed that the application sounds useful, and urged that it be consistently updated, including a concept such as "crowdsourcing".

ORLEANS COMPREHENSIVE PLAN

Planning Board members discussed the progress of the Orleans Comprehensive Plan from its adoption in December 1999 to its most recent amendment in October 2006. Meservy noted that in order for the town to maintain its certification, the Orleans Comprehensive Plan must be updated and submitted to the Cape Cod Commission. Planning Board members acknowledged McKusick and Fallender as members of the original committee to write the Orleans Comprehensive Plan and all agreed that rather than re-write the whole plan, the Planning Board will submit a report on progress on 190 Action Items in the plan showing the ongoing focus on wastewater management and the Village Center.

MOTION: On a motion by **Chet Crabtree**, seconded by **Kenneth McKusick**, the Board voted to send a report updating the Cape Cod Commission regarding progress on 190 Action Items and future plans rather than rewrite the entire Orleans Comprehensive Plan.

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

DEPOT SQUARE FEASIBILITY STUDY

Planning Board members discussed ideas for revitalizing Depot Square and a proposal to purchase (\$1.00) and relocate a historic house for use as a visitor's center. Meservy pointed out that at the Annual Town Meeting in May 1989 (Article 36) a vote passed by a 2/3rds majority that the Board of Selectmen lease land to the Orleans Board of Trade on Assessor's Map 16, Parcels 1979-A and an unnumbered parcel shown as 'Depot Square' *"for the purpose of the construction and operation of a public rest rooms [sic] and information booth together with accessory parking"*. Planning Board members noted that this proposal is consistent with the Village Center Plan and Orleans Comprehensive Plan. Fuller reminded Planning Board members that due to wear and tear, the house would have to be brought up to code.

MOTION: On a motion by **John Fallender**, seconded by **Andrea Reed**, the Planning Board voted to support Article 38 at the May 2014 Annual Town Meeting entitled, "Fund Feasibility Study and Authorize Lease of Land at Depot Square". Andrea Reed agreed to speak at Town Meeting if there is a need for clarification of the article.

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

VILLAGE CENTER PLANNING

Planning Board members discussed a presentation to the Board of Selectmen updating them on Village Center progress with an acknowledgement for the support of Paul Niedzweicki (Cape Cod Commission) of the downtown initiatives. Fuller reminded Planning Board members to include a report of whether the porous concrete project on Main Street was successful through the winter.

HABITAT CONSERVATION PLAN

Planning Board members discussed the proposed Habitat Conservation Plan to escort ORVs on Nauset Beach in a way which won't endanger protected nesting birds. Fuller commented that due to the many governmental agencies involved, this program will most likely not be approved by summer 2014, but urged Planning Board endorsement.

MOTION: On a motion by **Chet Crabtree**, seconded by **John Fallender**, the Board voted to authorize the Planning Board Chairman to endorse a letter in support of the Habitat Conservation Plan.

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

PLANNING BOARD SUMMER MEETING SCHEDULE

MOTION: On a motion by **Kenneth McKusick**, seconded by **Andrea Reed**, the Board voted to cancel the regularly scheduled Planning Board meetings on July 8 and August 12, 2014.

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

CORRESPONDENCE

- ♦ Commendation Letter from FEMA, dated April 2, 2014.
- ♦ Cape Codder Article, "The Big Picture", April 25, 2014.

COMMITTEE REPORTS

Board of Water & Sewer Commissioners (Kenneth McKusick)

McKusick reported that the Water Department has received an award entitled, "2014 Public Water System Award" for outstanding Performance and Achievement in 2013 from the Massachusetts Department of Environmental Protection Drinking Water Program. McKusick praised the hard work and dedication of the Water Department staff which has been acknowledged by various awards through the years as one of the top community water systems in the state. McKusick noted that the Water Department has developed a 20 year asset plan and an article in the May 2014 Special Town Meeting asks for a transfer of \$600,000 for the purpose of funding high-priority capital projects identified during the Asset Management and Implementation Plan study.

Orleans Community Partnership (John Fallender & Andrea Reed)

Planning Board members were updated on current and anticipated projects and upcoming events throughout the town in the next few months. There will be many concerts and exhibits and all information will be accessible via the internet through the Orleans Cultural Campus Unified Calendar. Reed described an anticipated reenactment this summer of the 100th anniversary of the "Battle of Orleans" with 1,000 actors.

APPROVAL OF MINUTES: April 8, 2014

MOTION: On a motion by Andrea Reed, seconded by Kenneth McKusick, the Board voted to approve the Planning Board minutes for April 8, 2014.

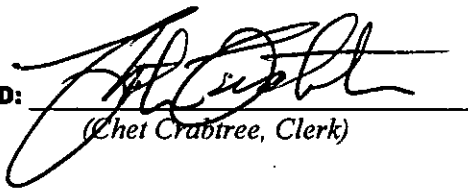
VOTE: 5-0-0 The motion passed unanimously.

ADJOURNMENT

MOTION: On a motion by Chet Crabtree, seconded by Andrea Reed, the Board voted to adjourn the Planning Board meeting at 8:38 p.m.

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

SIGNED:


(Chet Crabtree, Clerk)

DATE:

7/20/24

LIST OF HANDOUTS FOR MAY 6, 2014 PLANNING BOARD MEETING:

- 1. CHAPTER H, GROWTH INCENTIVE ZONES, RESET PROGRAM**
 - A. PowerPoint Slide show entitled, "Regulatory Tools and Technical Assistance".
- 2. DEPOT SQUARE FEASIBILITY STUDY**
 - A. Annual Town Meeting, Article 38
- 3. VILLAGE CENTER PLANNING - BOARD OF SELECTMEN PROGRESS REPORT OUTLINE**
 - A. Memorandum to Board of Selectmen entitled, "Village Center Revitalization Progress Report", dated April 29, 2014
- 4. ENVIRONMENTAL NOTIFICATION - HABITAT CONSERVATION PLAN**
 - A. Environmental Notification Form for Pleasant Bay Watershed
- 5. CORRESPONDENCE**
 - A. Commendation letter from FEMA, stamped April 2, 2014
 - B. Cape Codder Article, entitled "Big Picture Coming Clear", by Paul Niedzwiecki, Cape Cod Commission
- 6. APPROVAL OF MINUTES**
 - A. Planning Board minutes dated April 8, 2014