



ORLEANS TOWN CLERK

IC Daring, Asst

'14 JUL 23 8:48AM

ORLEANS PLANNING BOARD

JUNE 10, 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; and John Fallender. **Associates:** Paul McNulty and Andrea Reed. **Planning Department Staff:** George Meserve; and **Secretary:** Karen Sharpless. **Also Present:** Board of Selectmen Liaison: Jon Fuller. **Absent:** Clerk: Chet Crabtree; and Kenneth McKusick.

In the absence of Kenneth McKusick and Chet Crabtree, Chairman Bornemeier asked Paul McNulty and Andrea Reed to vote at this meeting.

7:00 P.M. - PUBLIC HEARING - DEFINITIVE SUBDIVISION PLAN - GEORGE M. THOMPSON, II & FAITH B. THIBAUT - 33 & 35 SNOW SHORE ROAD

Chip Bechtold read the legal ad into the record.

Phil Scholomiti (Ryder & Wilcox) presented a 3-lot Definitive Subdivision Plan for George M. Thompson, II and Faith B. Thibault located in the Residential District with access from Chaplain Road via a private road known as Sarum Lane. Scholomiti gave the following statistics and noted there are existing dwellings on each of the three lots in the proposed subdivision:

- * Lot 1 contains 40,484± (0.93 acres ±) of buildable upland with a total area of 57,888 square feet±.
- * Lot 2 contains 40,654 square feet± (0.93 acres±) of buildable upland excluding the panhandle on Snow Shore Road for a total of 56,938 square feet± with access across an existing paved asphalt driveway via an easement.
- * Lot 3 contains 315,312 square feet± (7.24 acres±) of buildable upland for a total area of 393,219 square feet± (9.03 acres±) excluding ways.

The proposed 3-lot subdivision consists of a Total Area of 518,604 square feet ± (approx. 11.91 acres ±) and a Total Area (Excluding Ways) of 508,045 square feet ± (approx. 11.66 acres ±).

Scholomiti made a reference to access across an existing paved drive utilizing a different easement and noted that all of the existing lots meet the lot shape factor.

Scholomiti noted that the applicant has requested the following waivers:

- ❖ Waiver from 150' minimum lot frontage
- ❖ Waiver from providing topography
- ❖ Waiver for providing an environmental analysis

Scholomiti informed Planning Board members that the Board of Health reviewed the subdivision plan and indicated no concerns with the division of land noting that all three lots continue to use town water.

PUBLIC COMMENTS:

- ◆ Meservey stated no correspondence was received regarding this subdivision application.
- ◆ There were no comments from audience members.

Meservey read comments from town departments and noted that the waivers requested are reasonable.

Chairman Bornemeier closed the evidentiary portion of public hearing.

After hearing the discussion of the Definitive Subdivision Plan application for George M. Thompson, II and Faith B. Thibault, Planning Board members agreed on the following motions:

WAIVER FROM ENVIRONMENTAL ANALYSIS

MOTION: On a motion by **Paul McNulty**, seconded by **John Fallender**, the Board voted to grant waivers for Topography from an Actual Survey Environmental Analysis.

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

WAIVER FROM STREET FRONTAGE

MOTION: On a motion by **John Fallender**, seconded by **Chip Bechtold**, the Board voted to grant a waiver from the street frontage for proposed Lot 2, as it is in the public interest to allow access without requiring the construction of a road.

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

MOTION TO APPROVE:

MOTION: On a motion by **Chip Bechtold**, seconded by **John Fallender**, the Board voted to approve the Definitive Subdivision Plan of Land prepared for George M. Thompson, II and Faith B. Thibault, dated April 30, 2014, scale 1" = 50', by Ryder & Wilcox, Inc., for land located at 33 and 35 Snow Shore Road, subject to the following conditions:

1. All Board of Health requirements must be met.
2. Utility easements for the existing home must be addressed to the satisfaction of the Water Department and shown on the final plan.
3. Lot 2 is limited to one single family dwelling.

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

DOWNTOWN PLANNING

Todd Thayer presented plans for the development of properties between Route 6A and Old Colony Way to include expansion of the existing farmer's market, artist shanties (including electricity and water) and performance area to enhance the cultural vitality with the Orleans Community Partnership. Thayer stated he has donated a house built in the 1800's to the Town of Orleans for possible use as a visitor's center in the center of town. Thayer described the creation of pocket parks in town after the removal of locust trees (known as invasive species) which were donated to the Lower Cape Outreach Council. Thayer noted food and beverages would be provided during activities. Thayer stated the Zoning Board of Appeals will review the application in one year.

CAPE COD COMMISSION RESET PROGRAM

Planning Board members discussed the following list of project ideas for consideration under the Cape Cod Commission "RESET" program:

- Redevelopment of Route 6A
 - Current zoning scheme
 - Existing conditions
 - Demographics and projections
 - Regional housing market
 - Commercial business needs
 - Growth impacts
 - Infrastructure requirements
 - Streetscape plan and redevelopment principles
 - Regulatory changes and incentives
- Implementation of Village Center Streetscape elements
 - Parcel specific landscaping, consistent with Town goals.
 - Financing public space improvements.
- Growth & Development in Rural Business Districts: East Orleans and South Orleans
 - Business market area
 - Market drivers
 - Market gaps
 - Resident convenience needs
 - Housing inventory and buildout under zoning
 - Visioning for RBD future
 - Regulatory limitations (Zone 2, local zoning)
 - Public amenities

Consensus: There was a consensus of the Planning Board that a request be made to the Cape Cod Commission regarding obtaining help in dealing with Route 6A issues.

COMMUNITY INDICATORS

Planning Board members discussed community indicators including a comparison from 2005 - 2012 on the following topics:

- ❖ Population Statistics
 - Year Round Residents
 - Summer Population
 - Births
 - Deaths
 - Marriages
- ❖ Elementary School Enrollment
- ❖ Number of Affordable Housing Units
- ❖ Lodging and Meals Tax Revenues
 - Hotel/Motel Tax Revenues
 - Restaurant Tax Revenues
- ❖ Number of Residential Properties and Annual Assessment
 - Residential Property Assessments
 - Permits for new Single Family Homes
 - Permits for Residential additions
- ❖ Water Department, Gallons Pumped
 - Water Services
 - Gallons pumped
- ❖ Living Area of New Single Family Homes (SFH)
 - Net Living Area for New Single Family Homes
- ❖ Water Quality Sampling
- ❖ Eliminate Direct Discharges of Stormwater to Fresh and Marine Surface Waters
- ❖ Recreation Facilities
- ❖ Transportation System Performance
- ❖ Local Economy

TOWN MEETING REVIEW

Planning Board members discussed the results of the proposed zoning bylaw amendments voted on at the Annual Town Meeting in May 2014 and there was a consensus to wait before presenting the large homes bylaw for consideration.

CORRESPONDENCE

- A. Letter to Paul Niedzwiecki, Executive Director, Cape Cod Commission requesting RESET Program Support, dated May 19, 2014
- B. Chapter 91 application for maintenance dredging of Rock Harbor.

COMMITTEE REPORTS

Orleans Community Partnership (John Fallender & Andrea Reed)

Reed and Fallender updated Planning Board members regarding a listing of current and future events taking place in Orleans, including but not limited to shows, various activities, concerts, and reenactments which can be viewed on the "It's All in Orleans" website.

MEETING SCHEDULE

MOTION: On a motion by **Chip Bechtold**, seconded by **John Fallender**, the Board voted to cancel the Planning Board meeting scheduled for June 24, 2014.

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

APPROVAL OF MINUTES: May 6, 2014

MOTION: On a motion by **John Fallender**, seconded by **Andrea Reed**, the Board voted to approve the Planning Board minutes for May 6, 2014.

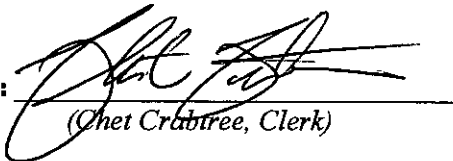
VOTE: 4-0-1 The motion passed by a majority. (Chip Bechtold abstained).

ADJOURNMENT

MOTION: On a motion by **Paul McNulty**, seconded by **John Fallender**, the Board voted to adjourn the Planning Board meeting at 9:05 p.m.

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

SIGNED:


(Chet Crabtree, Clerk)

DATE:

7/20/14

LIST OF HANDOUTS FOR JUNE 10, 2014 PLANNING BOARD MEETING:

1. DEFINITIVE SUBDIVISION – GEORGE M. THOMPSON, II & FAITH B. THIBAUT – 33 & 53 SNOW SHORE ROAD

- A. Public Hearing Legal Ad*
- B. Application for Approval of Definitive Plan*
- C. Letter from Ryder & Wilcox requesting waivers*
- D. Memorandum from Planning Department, dated June 5, 2014*

2. CAPE COD COMMISSION RESET PROGRAM

- A. Cape Cod Commission RESET Program Project Ideas*

3. COMMUNITY INDICATORS

- A. Memorandum from Planning Director entitled, "Community Indicators", dated June 5, 2014*

4. CORRESPONDENCE

- A. Letter to Paul Niedzwiecki, Executive Director, Cape Cod Commission requesting RESET Program Support. Dated May 19, 2014.*
- B. Chapter 91 application for maintenance dredging at Rock Harbor.*

5. APPROVAL OF MINUTES

- A. Planning Board minutes dated May 6, 2014*