

Orleans Zoning Board of Appeals
Minutes
November 18, 2009

TOWN OF ORLEANS
TOWN CLERKS OFFICE
09 NOV 23 AM 7:48

A meeting of the Orleans Zoning Board of Appeals was held in the Skaket Meeting Room at Town Hall. Present were Robert Osterberg, William Piersol, Steve Tarquini, Rolf Soderstrom, D. Beth McCartney, William McCarthy, Jr., and Matthew Cole. Building Commissioner Brian Harrison and Board Secretary Sandy Stewart were also present.

Chairman Osterberg called the meeting to order at 7:00 p.m.

Case #1895

Bruce MacGregor has applied for a Special Permit as set forth in MGL Chapter 40A, Section 9, under Orleans Zoning Bylaw Section 164-24A for grading and soil removal. The property is located at 27 Bay Ridge Lane and 3 Oak Ridge Lane, Orleans Map #39, Parcels #24 and #26.

Special Permit granted. See attached Decision.

Case #1896

Orleans Athletic Association has applied for a Special Permit as set forth in MGL Chapter 40A, Section 6, under Orleans Zoning Bylaw Sections 164-3C(1), 164-21, and 164-22F for reconstruction and extension of a dugout located within the front yard set back and replacement of the existing back stop and fences, and has applied for a Variance. The property is located at 80 Eldredge Park Way, Orleans Map #41, Parcel #1.

Special Permit granted. See attached Decision.

Case #1897

Bruce H. Carey has applied for a Special Permit as set forth in MGL Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-3C(1) to demolish a pre-existing, nonconforming two-bedroom structure with attached shed and rebuild it as a four-bedroom dwelling. The property is located at 1 Ruggles Road, Orleans Map #12, Parcel #27.

At the Applicant's attorney's request, on motion by Mr. Osterberg and seconded by Mr. Soderstrom, the Board voted unanimously to continue the hearing to December 16, 2009.

Case #1894 (Continued)

Southside Realty Trust has applied for a Comprehensive Permit as set forth in MGL Chapter 40B to construct four (4) residential dwelling units in the General Business District. The property is located at 257 Route 6A, Orleans Map #46, Parcel #52.

Comprehensive Permit granted. See attached Decision.

In other business, the Board discussed a letter received from a Mr. John Fuller regarding Case #1892. Chairman Osterberg will draft a letter acknowledging receipt, and both letters will be filed in the original case file.

The Board welcomed Mr. Matthew Cole as a new Associate Board member.

On motion by Ms. McCartney and seconded by Mr. Osterberg, the meeting was adjourned at 8:28 p.m.

A handwritten signature in cursive script, appearing to read "S Stewart".

Sandy Stewart
Board Secretary