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TOWN OF ORLEANS
TOWN CLERKS OFFICE

Orleans Zoning Board of Appeals
Minutes
February 3, 2010

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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, Rolf Soderstrom, D. Beth McCartney, and Matthew Cole. Building Commissioner Brian Harrison and Board Secretary Sandy Stewart were also present.

Chairman Osterberg called the meeting to order at 7:05 p.m.

Case #1901

Whitford Boyd applied for a Special Permit as set forth in MGL Chapter 40A, Sections 6 and 9, under Orleans Zoning Bylaw Section 164-3C(2) for alteration, reconstruction, or structural change to a nonconforming structure other than a single or two-family structure. The property is located at 219 Main Street, Orleans Map #36, Parcel #153.

At the applicant's request, on motion by Mr. Osterberg and seconded by Mr. Soderstrom, the Board voted unanimously to continue the application for Special Permit to February 17, 2010. Voting in favor of continuation were Mr. Osterberg, Mr. Soderstrom, Mr. Piersol, Ms. McCartney, and Mr. Cole.

Case #1902

William and Kim von Thaden have applied for a Special Permit as set forth in MGL Chapter 40A, Section 6, under Orleans Zoning Bylaw Sections 164-3C1 and 164-21A for renovations and additions in violation of the front yard set back. The property is located at 23 Champlain Road, Orleans Map #12, Parcel #103.

Special Permit granted. See attached Decision.

Case #1903

Richard Cryer has applied for a Special Permit as set forth in MGL Chapter 40A, Section 9, under Orleans Zoning Bylaw Section 164-35.1(D)(2) and 164-35.1(D)(5) to install a 1.0 kilowatt building-mounted wind turbine. The property is located at 52 Willie Atwood Road, Orleans Map #23, Parcel #31.

At the applicant's request, on motion by Mr. Osterberg and seconded by Mr. Piersol, the Board voted unanimously to continue the application for Special Permit to February 17, 2010. Voting in favor of continuation were Mr. Osterberg, Mr. Soderstrom, Mr. Piersol, Ms. McCartney, and Mr. Cole.

The Board reviewed revised plans for 11 Jones Road which were submitted as a condition of Special Permit.

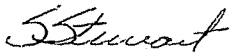
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The Board discussed Section 16 requirements. The Chair asked each Board member to consider the possibility that the Planning Board will not agree that changes are substantial after it hears the Boyd application on 9 February.

Mr. Piersol announced that he will be unable to attend either meeting in March 2010.

The Board discussed recommended fee changes which were submitted to the Board of Selectmen last January. The Town Administrator had said at the time that fee increases would be considered in 2010. The Board Secretary will pursue the issue with the Town Administrator's office.

On motion by Mr. Osterberg and seconded by Ms. McCartney, the meeting was adjourned at 8:30 p.m.



Sandy Stewart
Board Secretary