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Orleans Zoning Board of Appeals
Minutes
October 19, 2011

A meeting of the Orleans Zoning Board of Appeals was held in the Skaket Meeting Room at Town Hall. Present were Michael Marnik, Matthew Cole, D. Beth McCartney, Greg DeLory and Rolf Soderstrom. Mr. William Piersol was absent. Building Commissioner Brian Harrison and Board Secretary Sandy Stewart were also present.

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

Case #1931 (Continued from July 20, 2011)

Eric and Kathleen Brehm applied for a Special Permit as set forth in MGL Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-21 to raze and replace a pre-existing, nonconforming dwelling in violation of side set back requirements, and in the alternative, seek a Variance. The property is located at 18 Snow Shore Drive, Orleans Map #13, Parcel #8.

Special Permit granted. See attached Decision. Documents reviewed include the original application, the Site Plan showing Existing and Proposed Dwelling, prepared by Ryder & Wilcox, Inc. dated October 12, 2011; Septic System Design Plan, drawn by JC Ellis Design, dated June 18, 2011, revised August 26, 2011; drawings by Kurzhaus Designs, Inc. for Private Residence Snow Shore Road, sheets A-1 through A-7. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1933

65 Old Colony Way, LLC has applied for a Special Permit as set forth in MGL Chapter 40A, Section 9, under Orleans Zoning Bylaw Section 164-13, Attachment 1:3 footnote (4), 164-38, and 164-44 to construct a commercial office building. The property is located at 65 Old Colony Way, Orleans Map #33, Parcel #44.

Special Permit granted. See attached Decision. Documents reviewed include the original application, the Site Plan - Proposed Office Building prepared by Ryder & Wilcox, Inc., dated September 2, 2011, revised September 28, 2011, Stephanie J. Sequin, Professional Engineer; the construction drawings prepared by Northside Design Associates, 4 sheets from A.0 though A.3, dated June 16, 2011; Recorded Plan of Land in Orleans Mass, drawn by Schofield Brothers, Inc. dated September 1973, recorded with Barnstable County Registry of Deeds in Plan Book 276, Plan 80; Amended Order of Conditions of the Orleans Conservation Commission recorded with Barnstable County Registry of Deeds in Book 25733, Page 84; plan entitled Office Building by Philip L. Cheney, revised 9/29/2011;. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

In other business, the Chairman made notice of the next meeting of the Cape Cod Commission. The Chairman encouraged current Board members to consider asking neighbors and friends to consider service on the Board. There was also discussion of

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updating Chapter 197 concerning application requirements and Board procedure. A vote on minutes of the October 5th meeting was deferred to the next meeting.

On motion by Mr. Soderstrom and seconded by Ms. McCarthy, the meeting was adjourned at 9:15 p.m.

Sandy Stewart
Board Secretary