

Orleans Zoning Board of Appeals
Minutes
December 7, 2011

ORLEANS TOWN CLERK
JC DeLory ASst
'12 APR 19 3:35PM

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, William Piersol, and Rolf Soderstrom. 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 #1935

Bruce and Katie White applied for a Special Permit as set forth in MGL Chapter 40A, Section 9, under Orleans Zoning Bylaw Section 164-13 for accessory use by resident occupants for a customary home occupation as a landscaper. The property is located at 28 Namskaket Road, Orleans Map #25, Parcel #110.

Special Permit granted. See attached Decision. Documents reviewed include the original application of Bruce White filed November 10, 2011 for a Special Permit allowing relief from the Schedule of Use Regulations for resident occupants with a customary home occupation, in this case, a landscaping business; also upon the Plan entitled Site Plan - Existing Conditions, Ryder & Wilcox, Inc. dated October 5, 2011. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1936

176 Quanset LLC applied for a Special Permit as set forth in MGL Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-3C(1) and 164-21C to construct a new single-family dwelling on an existing foundation including an addition on a new foundation. The property is located at 176 Quanset Road, Orleans Map #94, Parcel #4.

Special Permit granted. See attached Decision. Documents reviewed include the original application of 176 Quanset LLC filed November 10, 2011; the Plan entitled "Site Plan Sketch - Building Coverage Calculations" prepared by Ryder & Wilcox, Inc., dated August 11, 2011; the Town of Orleans Conservation Commission Order of Conditions dated October 19, 2011, Mass DEP file 54-2115; Site Plan Sketches "Existing Coverage" and "Proposed Coverage" dated August 11, 2011; Plans entitled "Addition/Renovation for 176 Quanset Road LLC" drawn by Thomas A. Moore Design Co. dated October 13, 2011, sheets A1 through A5; Site Plan Showing Proposed Dwelling Renovation & Addition, Ryder & Wilcox, Inc., dated September 15, 2011, revised October 11, 2011 Sheet 1 of 2; and a Land Management Plan prepared by Wilkinson Ecological Design dated September 15, 2011. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

In other business, since draft minutes of November 2, 2011 were not distributed for review before this meeting, approval was deferred to the next meeting. The Board discussed Zoning Bylaw Task Force's proposed formula-based business bylaw wording. Consensus was that the Board is more concerned with enforcement of existing bylaws and less concerned with proposed bylaws.

On motion by Mr. Piersol, seconded by Ms. McCarthy, the meeting was adjourned at 8:47 p.m.

Sandy Stewart
Board Secretary