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Orleans Zoning Board of Appeals  
Minutes  
October 17, 2012

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 William McCarthy. Building Commissioner Brian Harrison was also present. Chairman Michael Marnik called the meeting to order at 7:00 p.m.

Case #1949

Janine M. Corsano applied for a Special Permit as set forth in MGL Chapter 40, Section 6, under Orleans Zoning Bylaw Section 164-21A to expand a deck on a pre-existing, nonconforming single family dwelling. The property is located at 100 Namequoit Road, Orleans Map #69, Parcel #51.

Special Permit granted. See attached Decision. Documents reviewed include the original application of Janine Corsano, Trustee of the Dono Belmare Trust, filed August 24, 2012, based also upon the Site Plan – Proposed Deck prepared by Ryder & Wilcox, Inc., dated August 20, 2012, the Certified Plot Plan – prepared by Philip O. Scholomitti, dated April 24, 2012, and the Order of Conditions of the Orleans Conservation Commission dated September 11, 2012. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1950

Habitat for Humanity of Cape Cod applied for a Comprehensive Permit as set forth in MGL Chapter 40B, to construct five affordable housing units on seven lots. The property is located at 31 Namskaket Road, Orleans Map #25, Parcel #100.

Comprehensive Permit granted. See attached Decision. Documents reviewed include the original application of Habitat for Humanity of Cape Cod, Inc. filed with Orleans Town Clerk on September 7, 2012, Site Plan Showing Proposed Subdivision, prepared by East Cape Engineering, Inc., Civil Engineers, 2 sheets, dated August 22, 2012, revised September 7, 2012 ("Site Plan"); Department of Housing & Community Development letter to the Town of Orleans "Determination of Site Eligibility under the Local Initiative Program (LIP)" dated August 10, 2012; First Floor Plan (A100), Elevation (A200), Elevation 2 (A201), First Floor Plan- 2 Bedroom (A100B). Elevation 2 (A201B ) and Elevation 1 (A200B) prepared by Hutker, Architects ("Architectural Plans"); Plans of 2 bedroom house and 2 bedroom house prepared by Hutker, Architects, dated October 3, 2012 ("Architectural Plans"); Notice dated October 5, 2012, from Zoning Board of Appeals to Local Boards of Application and Hearing on October 17, 2012; Letter to Board of Appeals from Health Department, dated October 17, 2012; Response of Water Department dated October 10, 2012; Response of Site Plan Review Committee dated October 9, 2012; Letters from David Slack to Zoning Board of Appeals dated September 26, 2012, with enclosures, commenting on application; Letter from Nanette Jerige to Zoning Board of Appeals dated September 20, 2012, commenting on application.

Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

On motion by Ms. McCartney and seconded by Mr. Cole, the Board voted unanimously to approve minutes of the September 5, 2012 meeting.

On motion by Ms. McCartney, seconded by Mr. Cole and unanimously approved by the Board, the meeting was adjourned at 9:20 p.m.



Sandy Stewart  
Board Secretary

*These minutes were prepared by the Board Secretary after watching a video recording of the meeting.*