



'23 MAY 30 12:06PM

Town of Orleans
Zoning Board of Appeals
Public Hearing

AGENDA – June 7, 2023

There will be a meeting of the Zoning Board of Appeals on Wednesday, June 7, 2023, at 7:00 PM.

The meeting will be by remote participation only. Public access to this meeting shall be provided, via Zoom. Join Webinar: <https://us02web.zoom.us/j/88536524062> By Phone: (646) 558-8656 Webinar ID: 885 3652 4062

An electronic copy (PDF) of applications has been provided by the Applicants and up-loaded to the Town website. Should the Applicants or other persons wish to display, for public viewing in real time during the hearing, documentary exhibits, correspondence and/or other visual presentations, all such materials should be submitted to: zba@town.orleans.ma.us no later than 4 PM Friday, June 2, 2023. Public comment, questions or correspondence should be sent to: zba@town.orleans.ma.us

Executive Session:

1. Report of Town Counsel Michael Ford on the status of the Feen matter.

A. Old Business:

2. Review of Meeting minutes from March 15, 2023, April 5, 2023, and May 3, 2023.
3. Review of Decisions for Case #2197/Ballou; Case #2199/ Athanassiou; Case #2200/ Even Keel.

B. New Business:

1. **Case #2201:** Seaside Court Condominiums, LLC has applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-31 and 164-44. The applicant is seeking a special permit for a new nine dwelling unit apartment development on a conforming lot. The property is located at 57 Locust Road, Map #26, Parcel #26.
2. **Case #2202:** Corestates Group C/O Stonefield Engineering & Design has applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-11(e); special permit for drive-through use and 164 attachment 1 (footnote #4); special permit for creation of more than 2,500sq ft of GFA. The applicant is seeking to change a restaurant-use building into a bank with a drive-up ATM. The property is located at 9 West Road, Map #40, Parcel #7.
3. **Case #2203:** Chris LaMarco has applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-13 (footnote #4); change of use greater than 2,500sq ft. The applicant is proposing to use a currently vacant warehouse as a fitness facility. The property is located at 13 Commerce Drive, Map #47, Parcel #76.

C. Administrative Matters: