

Town of Orleans  
Zoning Board of Appeals  
Public Hearing

**AGENDA – October 4, 2023**

There will be a meeting of the Zoning Board of Appeals on Wednesday, October 4, 2023, at 7:00 PM in the Skaket Room.

The meeting will be by remote and in person participation.

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](mailto:zba@town.orleans.ma.us) no later than 4 PM Friday, September 29, 2023. Public comment, questions or correspondence should be sent to: [zba@town.orleans.ma.us](mailto:zba@town.orleans.ma.us)

**A. Old Business:**

- 1. Review of meeting minutes from September 6, 2023, and September 20, 2023.**

**B. New Business:**

- 1. (Continued from September 20, 2023) Case #2210** – JP Construction has applied for a Special Permit as set forth in the MGLA Chapter 40A, Section 9 under Orleans Zoning Bylaw Section 164-31 and 164-44. The applicant is proposing to renovate the basement to include a new apartment unit with additional living space on the first floor. The existing apartment in the basement will remain. Proposed renovations will also include three new apartments on the first floor separated by a fire barrier. The property is located at 14 Old Tote Road Map #33, Parcel #39.
- 2. Case #2211:** Mark and Jennifer Herman have applied for a Special Permit as set forth in the MGLA Chapter 40A, Section 6 under Orleans Zoning Bylaw Section 164-3C.(1)(b); 164-21.C; 164-43; and 164-44. The applicant is proposing to alter a pre-existing, nonconforming, single-family dwelling that is in violation of the required setback to the top of a coastal bank. The alteration is a second-floor expansion. The property is located at 9 Windswept Lane Map #38, Parcel #6.
- 3. Case #2212:** John Woodman has applied for a Special Permit as set forth in the MGLA Chapter 40A, Section 6 under Orleans Zoning Bylaw Section 164-3C.(1)(b) and 164-21. The applicant is proposing the demolition of an existing dwelling, shed, and cottage. The proposed construction will consist of a new dwelling, a pool house, and pool. The property is located at 27 Gibson Road Map #19, Parcel #41.

**C. Administrative Matters:**