



**ORLEANS PLANNING BOARD**  
JANUARY 24, 2023 – Hybrid Meeting Minutes

ORLEANS TOWN CLERK  
*Kim Higgins*  
'23 FEB 15 8:20AM

A hybrid meeting of the Orleans Planning Board was called to order at 4:00 p.m. from the Nauset Meeting Room at Town Hall. **Present: Chairman:** Debra Oakes; **Vice-Chairman:** Alice Thomason Van Oot; **Clerk:** John Ostman. **Regular Members:** Richard Hartmann and Chet Crabtree. **Associate:** Maxine Minkoff. **Planning Department Staff:** George Meservey.

**PUBLIC COMMENT**

There were no public comments at this point in the meeting.

**4:00 P.M. – PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS**

*The Chair opened the public hearing and asked the Clerk to read the legal ad into the record.*

Planning Board members discussed the following proposed zoning articles in order to determine whether to forward them for a town meeting vote:

**Dwellings in Commercial Districts**

Dwellings currently require a minimum lot size of 40,000 s.f. in all zoning districts. The amendment would allow a dwelling to be constructed in any lot in the General Business, Limited Business, or Village Center District on an existing lot that contains 20,000 s.f.

**Panhandle Lots**

The article would remove the restriction of one-single-family dwelling on panhandle lots, thereby allowing an accessory dwelling on such lots.

**Setbacks for Mechanical Equipment**

The amendment would require mechanical equipment to be set back at least 10 feet from the property line to limit impacts on abutting properties.

**MOTION TO CLOSE EVIDENTIARY PORTION:** On a motion by Chet Crabtree, seconded by John Ostman, the Board voted to close the evidentiary portion of the public hearing.

**VOTE:** 5-0-0 The motion passed unanimously.

**CONCENSUS:** There was a consensus of Planning Board members to postpone further discussion and voting on the three zoning articles to the next Planning Board meeting on February 14, 2023 at 4:00 p.m.

#### **PREPARATION FOR FEBRUARY 2, 2023 JOINT MEETING ON HOUSING**

Planning Board members discussed topics for an upcoming joint meeting on February 2, 2023 on housing. It was noted that it is important to show progress on all issues in town.

#### **COMPREHENSIVE PLAN UPDATE**

Planning Board members reviewed and discussed a slideshow regarding the Orleans Comprehensive Plan update and agreed to forward comments and suggestions to John Ostman for incorporation into the document.

#### **COMMITTEE REPORTS**

##### **Board of Water & Sewer Commissioners (Richard Hartmann)**

Hartmann updated Planning Board members on the progress of the sewerage process.

##### **Wastewater Management Advisory Committee (Richard Hartmann)**

Hartmann described the contents of slides from AECOM regarding Phase 3.

##### **Community Preservation Committee (Chet Crabtree)**

Crabtree reported on the progress of interviewing candidates for funding under the Community Preservation Committee.

#### **APPROVAL OF MINUTES: December 13, 2022**

**MOTION:** On a motion by **Richard Hartmann**, seconded by **John Ostman**, the Board voted to approve the Planning Board minutes for December 13, 2022.

**VOTE:** 5-0-0 The motion passed unanimously.

#### **APPROVAL OF MINUTES: January 10, 2023**


**MOTION:** On a motion by **Alice Van Oot**, seconded by **John Ostman**, the Board voted to approve the Planning Board minutes for January 10, 2023.

**VOTE:** 5-0-0 The motion passed unanimously.

**ADJOURNMENT**

**MOTION:** On a motion by **John Ostman**, seconded by **Richard Hartmann**, the Board voted to adjourn the Planning Board meeting at **6:50** p.m.

**VOTE:** 5-0-0 The motion passed unanimously.

**SIGNED:**   
*(Per John Ostman, Clerk)*

**DATE:** 2/14/23

**LIST OF HANDOUTS:**

**4:00 P.M. – PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS**

- Amend Zoning Bylaws Section 164-22 Modifications
- Amend Zoning Bylaws Section 164-22 Modifications – Accessory Dwellings on Panhandle Lots
- Amend Zoning Bylaws Section 164-22 Modifications – Location of Accessory Buildings

**JOINT MEETING ON HOUSING**

- Memorandum regarding February 2, 2023 meeting on Orleans' Housing Crisis

**COMPREHENSIVE PLAN UPDATE**

- Draft Introductory Slide Show
- Chapter Contact List (Key Committees)
- Terms to Clarify

**COMMITTEE REPORTS**

- PowerPoint Slides entitled, "Wastewater Infrastructure Updates", dated January 12, 2023

**APPROVAL OF MINUTES**

- Planning Board minutes for December 13, 2022
- Planning Board minutes for January 10, 2023

