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Town of Orleans

Zoning Board of Appeals
Meeting Minutes March 4, 2026

On Wednesday, March 4, 2026, the Orleans Zoning Board of Appeals convened, via hybrid participation, with real-time public access provided by Orleans Channel 18 on the Town website and cable television.

In attendance were members Gerald Mulligan, Sibel Asantugrul, Robert Wilkinson, Matthew Cole and David Lyttle. Austin Higgins and Martin Szeber were absent from the meeting. Peggy O'Sullivan from the MIS Department and Building Commissioner Davis Walters were present along with Recording Secretary Jennifer Higgins. The meeting was duly noticed and was called to order at 7:00 PM by Robert Wilkinson, who chaired the meeting.

A. Old Business:

1. Review meeting minutes from February 18, 2026.

Mr. Lyttle was recused.

Mr. Mulligan moved; Ms. Asantugrul seconded to approve the meeting minutes from February 18, 2026.

Messers. Wilkinson, Mulligan, Cole and Ms. Asantugrul voted unanimously 4-0.

B. New Business:

1. **Case #2026-03:** Scott and Kathleen Smith have applied for a Special Permit as set forth in the MGLA Chapter 40A, Section 6 under the Orleans Zoning Bylaw Section 164-3(c)(1)(b) alteration to a nonconforming single- or two-family residential structure that increases the nonconforming nature of the structure. The application is proposing to construct an addition and expansion of an existing deck that will extend the existing non-conformity. The property is located at 23 Hidden Valley Road Map #19, Parcel #64.

Mr. Lyttle was recused.

The Applicant, Mr. Scott and Kathleen Smith were present to discuss request for a Special Permit. Mr. Scott discussed the request for an expansion of an existing deck on the West side of the house and the construction of the 10x15ft one-story pantry addition connected to the kitchen on the North side of the house. The existing house and deck are lawfully pre-existing nonconforming structures.

Mr. Mulligan moved; Mr. Cole seconded to approve the Special Permit as presented. Messers. Mulligan, Cole, Wilkinson and Ms. Asantugrul unanimously 4-0.

2. **Case #2026-04:** John H. Ferring, IV has applied for Special Permit as set forth in the MGLA Chapter 40A, Section 9, under the Orleans Zoning Bylaw Section 164-44,

building coverage to exceed 4,000 sq. ft. The applicant is proposing to raze the existing dwelling and construct a proposed single-family dwelling with a detached garage. Landscaping, grading, utilities, septic system and driveway mods are included in the construction. The property is located at 199 Namequoit Road Map #70, Parcel #49.

Mr. Cole was recused.

Mr. Robert Dewar from Bracken Engineering, Inc. was present on behalf of the applicant John H. Ferring, IV. The applicant has requested a Special Permit for building coverage exceeding 4,000 sq. ft. There is an existing single-family dwelling on the property. The applicant is proposing to raise the single-family dwelling and replace it with a 7-bedroom single family dwelling. A lower level will be partially below grade. A garage is being proposed on site. The lot is at 10.2% out of 15% and between the proposed dwelling garage, the total is 6,355sq. ft. The project has been to the Conservation Commission. Mr. Dewar has read the findings of fact to the Board. The house will be moved 18-feet from the Costal Bank, but the view will remain about the same from Pleasant Bay. A new Title 5 7-bedroom septic system is proposed at the site.

The Board members discussed concerns with the size of the proposed structure.

Mr. Jacob, an abutting neighbor spoke with concerns about the structure.

Mr. Dewar requested a continuation to the next hearing with a full 5-member Board.

Mr. Mulligan moved, Mr. Wilkinson seconded to approve the continuation to March 18, 2026.

Messers. Mulligan, Lyttle, Wilkinson and Ms. Asantugrul moved to approve the continuation.

Meeting Adjourned

Respectfully submitted by Jennifer Higgins