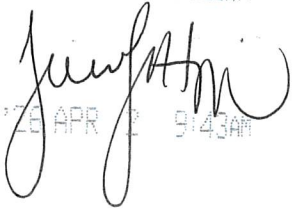


Zoning Board of Appeals
Meeting Minutes March 18, 2026

ORLEANS TOWN CLERK

APR 1 9:43AM

On Wednesday, March 18, 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, David Lyttle, and Austin Higgins. Martin Szeber was 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 David Lyttle, who chaired the meeting.

A. Old Business:

1. Review meeting minutes from March 4, 2026, hearing.
No meeting minutes submitted for review.

B. New Business:

1. **Case #2026-01 (Continuation from February 18, 2026):** Michelle Lavelle has applied for a Special Permit as set forth in the MGLA Chapter 40A, Section 6 under the Orleans Zoning Bylaw Section 164-21.C. (coastal bank setback distance) and Section 164-21, footnote 5 (special permit for building coverage in excess of 4,000 sq.ft.). The applicant is proposing to demolish an existing dwelling and freestanding garage, then construct a new dwelling and desperate guest house with the total building coverage in excess of 4,000 sq. ft. The property is located at 355 Tonset Road Map #5, Parcel #72.
Mr. Higgins has reviewed the previous hearing and is prepared to vote after the presentation.
Mr. Wilkinson was recused from the case.
Attorney Benjamin Zehnder was present on behalf of the applicant Michelle Lavelle. Jim Lavelle was present as well and spoke on behalf of the request for the Special Permit. Mr. Zehnder spoke on behalf of the separate dwelling that will be on site. Due to the dwelling not intensifying the non-conformity, it does not require separate relief. The dimensions of the guest house, the southerly enclosed porch, the front entry way, and the covered porch facing the water have all been decreased. There is no longer a need for a Special Permit for a dwelling exceeding 4,000 sq. ft. There are 20 homes in the area and out of the 20, 14 exceed the 4,000sq. ft.
Mr. Zehnder made a presentation for the Board both in person and via zoom.
Mr. Zehnder read and explained the findings of fact.
Mr. Lyttle read the supporting letters from abutting neighbors.
Mr. Cole moved, Mr. Higgins seconded to close public comment.
Messers. Mulligan, Cole, Higgins, Lyttle and Ms. Asantugrul voted unanimously 5-0.

Mr. Mulligan moved, Ms. Asantugrul seconded to approve the amended Special Permit.

Messers. Mulligan, Cole, Higgins, Lyttle and Ms. Asantugrul voted unanimously 5-0.

Mr. Mulligan moved, Ms. Asantugrul seconded to approve the withdrawal without prejudice.

Messers. Mulligan, Cole, Higgins, Lyttle and Ms. Asantugrul voted unanimously 5-0.

- 2. Case #2026-05:** The Applicant, 65 Towhee, LLC has applied for a Special Permit as set forth in the MGLA Chapter 40A, Section 6 under the Orleans Zoning Bylaw Section 164-21(A) Footnote 5 to allow for building coverage to excess of 4,000sq. ft. in a residential district. The Applicant is proposing a new single-family dwelling. The property is located at 65 Towhee Lane Map #92, Parcel #59.

Mr. Mulligan was recused from the case.

Mr. Don Bliss, Developer and Mr. Kieran Healy, PWS were present on behalf of 65 Towhee, LLC who requested a Special Permit for the building coverage to exceeded 4,000 sq. f.t, 47,000 sq ft of upland and 76,000 sq. ft. with wetland. The wetland is at the base of the property which is dry most of the year. The total lot coverage is at 12.3% and a total of 4,130sq ft with roofed area over porches as well as the boat house that is 1,130sq ft. The building has been moved back from the water and is conforming. Abutting properties also have boathouses or accessory dwellings.

Mr. Lyttle had suggested adding the Conservation Commissions Order of Conditions to the Decision.

Ms. Jane Rocklin at 58 Towhee Lane spoke about concerns with the size of the structure.

Mr. Lyttle moved; Mr. Wilkinson seconded to close public comment.

Messers. Cole, Higgins, Lyttle, Wilkinson and Ms. Asantugrul voted unanimously 5-0

Mr. Wilkinson moved; Ms. Asantugrul seconded to approve the Special Permit as presented with the Order of Conditions followed strictly that the Conservation Commissioner issued.

Messers. Cole, Higgins, Lyttle, Wilkinson and Ms. Asantugrul voted unanimously 5-0

Meeting Adjourned

Respectfully submitted by Jennifer Higgins