

MAY 11 2022

ARCHITECTURAL REVIEW COMMITTEE

CHAIRMAN _____

Architectural Review Committee
Minutes of April 13, 2023

ORLEANS TOWN CLERK
R. Esler
'23 MAY 19 11:20AM

Members Present: Chairman Bernadette MacLeod, Nancy Jorgensen, Carol Marsh,
Page McMahan, Stephen Salley and Select Board liaison Kevin Galligan

Chairman Macleod called the meeting to order at 6:30 Pm. First on the agenda was the request for approval of a new sign for Delude Communications at 29 West road. Shawn Delude made the presentation. The new sign will replace the existing sign at the same location. Colors are dark blue, light blue, and light blue green with black and white lettering. Color samples were presented. Jorgensen noted that the ground lighting should be directed onto the sign and comply with the town dark sky rules. There were no further questions. Jorgensen moved approval and Marsh seconded. The motion passed 5-0-0.

Next was the request by Martin Reilly for a development of nine free-standing single family condominium units at 57 Locust Road. The matter was introduced by Attorney Ben Zehnder. Mr. Reilly described the development in detail. The units are to be in the style of a traditional "full cape" with attached garages. There will be two configurations, the "Nauset" and the "Skaket. They are differentiated by variations in their attached garages, the Skaket having the eave running above the door and the Nauset having a gable with arched window above the door and a side facing shed dormer. Mr. Reilly presented samples of the exterior materials. These will be asphalt roof shingles, white cedar sidewall shingles and PVC trim and ornamentation. The decks will be Trex brand polyethylene composite. Patios and walks will have Nantucket pavers. Steps will be granite. Colonial "onion" pattern Light fixtures will be mounted on the units and on free standing posts. at walkways.

The site plan and landscaping were briefly discussed. Macleod noted that the site dropped away to the north. Marsh asked about the driveways and parking. The driveways will be crushed shell. Each unit has space for two vehicles, one in the garage and one in the driveway. Jorgensen asked about fencing. There will be white picket fencing about 3' high with hydrangeas separating the units. Jorgensen asked who the landscape architect was. Jorgensen pointed out that hydrangeas are non - native and require intensive water use.

The discussion turned to the elevation drawings. MacLeod noted that the rear dormers extended the full length of the units and that traditional dormer cheeks and side roofs were absent resulting in a boxy appearance despite applied rake boards. She noted that the back of the "Nauset" version lacked a traditional eave line leaving an unbroken vertical wall emphasizing the height of the structure. Furthermore, in critiquing the "Nauset", MacLeod said that the gable roof garage with side dormer appeared awkward and compressed in proportion to the rest of the structure. Mr. Reilly said that he would ask the architect, who was absent, to get involved and address the matter. Attorney Zehnder suggested that the committee approve only the "Skaket" and leave the "Nauset" to a continued meeting. Further questions from the committee concerned gutters and trim dimensions. Salley asked if the units were to be market priced. They are intended to sell in the moderate price range. Salley asked if the units were designed to

In general, the committee felt that the revised elevation drawings were a significant improvement. The applicants are to return for the April 27th meeting with a definitive set of elevations on a 24"x36" sheet in 3/16" scale and a simplified site plan with the bank building shown overlaid on the Hearth and Kettle structure. No motion was made and no vote was taken.

The minutes of March 23, 2023 were read. McMahan moved approval and Marsh seconded. The vote was 4-0-1 with MacLeod abstaining. The meeting was adjourned at 7:52PM.

Respectfully Submitted,
Stephen Salley