


ORLEANS TOWN CLERK

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

May 11, 2023

The Architectural Review Committee (ARC) held a meeting on Thursday, May 11, 2023 at 6:30pm in the Skaket Room at Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 18 on the Town website. Attending were Chair MacLeod, Vice-Chair Jorgensen, Mr. Salley, Ms. Marsh, and Ms. McMahan. Select Board member Galligan was absent.

Call to Order.

Ms. MacLeod called the meeting to order at 6:30pm.

Application by Salty Shack for signage, continued from April 27, 2023:

Ms. Katie Jacob and her sister, co-owners of The Salty Shack, presented final colors and vinyl samples for the signage for the new business at 48 Main Street. The business owners shared revised colors and wording to appear on the pre-existing yard arm and the vinyl for the building sign. There was a brief discussion of the history of the Salty brand, use of the name, and communication with other Orleans businesses with similar names or stock.

Ms. Jorgensen moved to approve the signage for the Salty Shack using the materials presented at the meeting. Ms. Marsh seconded the motion. All voted Aye. Motion carried: 5-0-0.

Application by International Fund for Animal Welfare (IFAW) to replace signage at 115 Route 6A:

Mr. Brian Sharp, Director of Animal Rescue and Resuscitation for IFAW, explained the concept of the new dolphin rescue and short term care service to be located at the former Orleans Auto shop on Route 6A. He presented designs to replace the existing sign with new wording at the site reusing the same brackets and lighting and the same size as the previous sign. He also discussed the educational display that would be available to the public at the new location.

Mr. Salley moved to approve the signage as presented by IFAW. Ms. McMahan seconded the motion. All voted Aye. Motion passed: 5-0-0.

147 Route 6A, demolition of existing structure and building of five apartments in three buildings:

The matter will be continued to a future meeting.

Approval of Minutes:

The committee discussed the minutes of April 13, 2023 and noted that Seaside was expected to submit elevation drawings that were scalable and should not proceed without returning to the ARC to present those drawings and details requested.

Ms. Jorgensen moved to approve the minutes of April 13, 2023 as written. Ms. MacLeod seconded the motion. All voted Aye. Motion carried: 5-0-0.

Mr. Salley moved to approve and accept the minutes of April 27, 2023. Ms. MacLeod seconded the motion. Ms. McMahan abstained. Ms. Marsh, Mr. Salley, Ms. MacLeod, and Ms. Jorgensen voted Aye. Motion carried: 4-0-1.

ARC input on the Comprehensive Plan:

A substantial discussion followed between committee members regarding the goals, policies, and processes to appear in the revised Orleans Comprehensive Plan. It was noted that in the 2006 plan, ARC did not appear separately but drew on sections of the plan relating to Historic Preservation and Community Character with guidance from Zoning, Planning, and the Cape Cod Commission. It was discussed that the ARC assists with the implementation and recommendations of the 14 design criteria set out in the Zoning bylaw. Ms. MacLeod presented some draft wording of the main goal of the ARC as: **THE GOAL OF THE ARC IS TO REVIEW EACH SUBMISSION ON A CASE BY CASE BASIS AND ENCOURAGE THE DESIGN TO BE HARMONIOUS WITH EXISTING HISTORIC STRUCTURES, AS WELL AS NEW STRUCTURES, TAKING INTO CONSIDERATION THE 14 DESIGN CRITERIA ELEMENTS IN THE ZONING BYLAW.**

Generally, all members agreed the goal of the ARC was to help ensure new buildings, structures, and signage conformed with the unique character of Orleans while attentive to environmental issues and technological innovations. There was some mention of the need to keep relevant codes up-to-date and to work in sync with other committees on the requirements needed. Ms. Jorgensen summarized this goal as: **CONSTANTLY IMPROVE AND UPDATE RELEVANT CODES AND GUIDELINES, INCLUDING DESIGN CRITERIA, AS NEEDED.** There was some discussion about the uniformity of design in Chatham as appealing and harmonious. There was some clarification about whether the ARC has powers to ensure compliance. It was discussed that the Planning Board ensures compliance with policy, but the ARC implements the vision of the policy. The committee discussed the value of sharing guidelines with all applicants.

A discussion followed about how best to draft a response for the Comprehensive Plan within the bounds of Open Meeting Law. Ms. Marsh shared that she was noting the comments of the group and included wording such as: **THE ARC WILL CONTINUE TO FACILITATE NEW COMMERCIAL DEVELOPMENT WITH RESPECT TO ORLEANS BUILDING CODE WHILE CONSIDERING THE FLUIDITY OF TECHNOLOGY, ENVIRONMENTAL CONCERNS, AND AESTHETICS.** Ms. McMahan reminded the committee of the concerns about lighting and there was some talk about how to incorporate that into a goal statement. Mr. Salley had a printed summary of goals and guidelines for the ARC which he shared with Ms. Marsh. It was agreed that Ms. Marsh would work on a draft response without group collaboration and present it at the next meeting on May 25, 2023. Ms. MacLeod will advise Mr. Meservey that the ARC response will be briefly delayed to the Planning Department to allow drafting and group input.

Adjourn:

MacLeod declared the meeting closed at 7.59pm by consensus.

*Respectfully submitted,
Jennifer Fountain
Approved: June 7, 2023*