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E. C. [Signature] Asst  
ORLEANS TOWN CLERK

## ORLEANS PLANNING BOARD MAY 23, 2023 – Hybrid Meeting Minutes

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 {via Zoom}; **Vice-Chairman:** Alice Thomason Van Oot; **Clerk:** John Ostman. **Regular Members:** Richard Hartmann {via Zoom}. **Planning Department Staff:** George Meservey; Michael Solitro and **Secretary:** Karen Sharpless. **Also Present: Board of Selectmen Liaison:** Mefford Runyon. **Absent:** Chet Crabtree and Maxine Minkoff.

### **PUBLIC COMMENT**

Mefford Runyon pointed out that most of the existing Orleans zoning regulations were written prior to changes caused by the internet. Runyon suggested that the Planning Board review the bylaws and determine whether it needs to be updated, particularly home occupations and short-term rentals.

### **APPROVAL NOT REQUIRED – NSTAR – 9 LOTS HOLLOW ROAD**

#### **Speaker:**

- Don Poole (Outermost Land Survey, Inc.)

Don Poole described a plan believed to not require Planning Board approval for the division of a lot so that a small parcel may be conveyed to an abutting property owner. Lot 201 will be retained by the owner (Eversource, formerly NSTAR Electric Company) and Lot 202 (an unbuildable lot), will become part of the residential property at 59 Nickerson Road.

**MOTION:** On a motion by **John Ostman**, seconded by **Debra Oakes**, the Board voted to authorize the Chairman to endorse Approval Not Required Plan of Land prepared for NSTAR Electric Company, dated August 16, 2022, scale 1" = 40', by Outermost land Survey, Inc.

**VOTE:** 4-0-0 The motion passed unanimously.

### **APPROVAL NOT REQUIRED – MAYO JOHNSON REVOCABLE TRUST – 157 BARLEY NECK ROAD**

#### **Speaker:**

- John McElwee (Coastal Engineering)

Plan believed to not require Planning Board approval for a lot split to create an additional buildable lot. The existing lot contains 4.13 acres of land with approximately 485 feet of street frontage.

Upon plan endorsement, the resulting Lot 1 will have 2.79 acres of land with approximately 320 feet of street frontage. Lot 2 will have 1.34 acres of land with approximately 165 feet of street frontage.

There is an existing dwelling and barn located on property Lot 1.

**MOTION:** On a motion by **John Ostman**, seconded by **Debra Oakes**, the Board voted to authorize the Chairman to endorse the Approval Not Required plan prepared for the Mayo Johnson Revocable Trust, by Coastal Engineering Co., dated May 3, 2023, scale 1" = 50'.

**VOTE:** 4-0-0 The motion passed unanimously.

## **ORLEANS COMPREHENSIVE PLAN UPDATE**

John Ostman and Debra Oakes volunteered to be on a committee to select a consultant to help with updating the Orleans Comprehensive Plan.

### **Chapter 4: Land Use & Growth Management**

Planning Board members reviewed and commented on documents comparing existing Land Use and Growth Management goals and policies and updated information dealing with current issues. Planning Board staff agreed to update the information and bring it back to the Planning Board for further review.

### **Chapter 6: Economic Development**

Planning Board members reviewed and commented on documents comparing existing Economic Development goals and policies and updated information dealing with current issues. Planning Board staff agreed to update the information and bring it back to the Planning Board for further review.

## **AN ACT TO PROHIBIT THE APPLICATION OF PESTICIDES**

Planning Board members reviewed and commented on a notice from Michael Herman regarding the need to stop the use of pesticides. Planning Board members agreed that more information is needed and input from the Board of Health.

## **COMMITTEE REPORTS**

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

Hartman reported that the Orleans Water Department was awarded the 2022 Drinking Water Award. Hartman stated that the Comprehensive Wastewater Management Plan and sewer study are moving forward.

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

Hartman stated that the committee will be meeting on Thursday 5/25 to determine the parameters for the next steps.

Hartman acknowledged that Tom Parece (AECOM) has been an invaluable part of the wastewater process for many years. Hartman stated that the Town owes Tom a big thank you and wishes him well on his retirement in June 2023.

**APPROVAL OF MINUTES: April 25, 2023**

**MOTION:** On a motion by **John Ostman**, seconded by **Alice Van Oot**, the Board voted to approve the Planning Board minutes for April 25, 2023.

**VOTE:** 3-0-1 **The motion passed by a majority.** (Debra Oakes abstained).

**ADJOURNMENT**

**MOTION:** On a motion by **John Ostman**, seconded by **Alice Van Oot**, the Board voted to adjourn the Planning Board meeting at **5:20 p.m.**

**VOTE:** 4-0-0 **The motion passed unanimously.**

**SIGNED:**

  
*(Per John Ostman, Clerk)*

**DATE:**

  
6/13/23

**LIST OF HANDOUTS:**

**APPROVAL NOT REQUIRED, NSTAR, 9 LOTS HOLLOW ROAD**

- Application for Endorsement of Plan Believed Not to Require Approval
- Letter from Outermost Land Survey, Inc., dated May 1, 2023
- Letter from Eversource, dated April 26, 2023
- Planning Department memorandum, dated May 23, 2023
- Approval Not Required Plan of Land prepared for NSTAR Electric Company, dated August 16, 2022

**APPROVAL NOT REQUIRED, MAYO JOHNSON REVOCABLE TRUST, 157 BARLEY NECK ROAD**

- Application for Endorsement of Plan Believe Not to Require Approval
- Parcel Division Plan prepared for Mayo Johnson Revocable Trust, dated May 7 3, 2023
- Planning Department memorandum, dated May 23, 2023

**COMPREHENSIVE PLAN UPDATE**

- Comp Plan Review, Chapter 4: Land Use & Growth Management
- Comp Plan Review, Chapter 6: Economic Development

**AN ACT TO PROHIBIT THE APPLICATION OF PESTICIDES**

- Notice regarding pesticides, dated March 29, 2023

**APPROVAL OF MINUTES**

- Planning Board minutes for April 25, 2023