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ORLEANS TOWN CLERK

ARCHITECTURAL REVIEW COMMITTEE
MINUTES
June 8, 2023

The Architectural Review Committee (ARC) held a meeting on Thursday, June 8, 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 Bernadette MacLeod, Vice-Chair Nancy Jorgensen, Mr. Steve Salley, Ms. Carol Marsh, and Ms. Page McMahan. Select Board liaison Kevin Galligan also attended.

Call to Order.

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

Cape Associates, 147 Rte. 6a, build 5 apartments in 3 buildings – Preliminary Review

Mr. Cole from Cape Associates presented plans/schematics for five apartments in three buildings to replace a current single-family dwelling and a separate garage at 147 Route 6A. He noted the property is sewerred and he hopes to create a “pocket neighborhood” with two duplexes and a garage apartment in order to help “address the acute and dire housing shortage.” He showed drawings of buildings stating each featured different colors or shapes, but all are Cape Cod shingled with matching shingled roofs, metal roof accents and white trim. He said there is plenty of parking on site in addition to the four garages.

Mr. Salley observed the 10 foot setback but noted grade changes were not on the sketched plans. Plans to scale showing the gradient and elevation on all sides are needed for final review. Mr. Salley also said the architect should check discrepancies because he found a 2 foot discrepancy as the drawing scaled up. Mr. Salley recommended a 10 to 12 roof pitch to reduce the height of the structures rather than building up to the height of 33 feet. Mr. Salley felt that the 10 to 12 pitch is more typical of Cape Cod buildings rather than the 12 to 12 pitch found on buildings where shedding snow is a consideration.

Ms. MacLeod explained the need to see a to scale site plan, construction plan and thorough materials list with measurements noted for the materials. Any plans for landscaping or lighting should also be provided. Actual color samples, paint samples and make and description of types of windows needs to be included for Final Review. Mr. Cole indicated he had engineering plans which would be made available to the ARC for review, and he could note the sizes/widths of materials such as corner boards and overhangs on the plans.

Ms. Marsh asked about appropriate screening on the site for obscure visibility of bicycles or outdoor items. Ms. Jorgensen and Ms. McMahan also asked Mr. Cole about property ownership and tenancy choices. Mr. Cole suggested the units would be offered to Cape Associates employees first.

Mr. Cole agreed to return for a Final Review with all the documentation required.

Chase Bank, 9 West Road, Final Approval of Materials

As requested by the ARC at the meeting of April 27, 2023, Chase Bank provided a materials list and samples of exterior finishes, clapboard, trim, contrasting panels, black metal roof, and shingles for the dormers and gables.

Ms. McMahan moved the ARC accept the materials as presented for final approval by Chase Bank for 9 West Road. Mr. Salley seconded the motion. All voted Aye. Motion carried: 5-0-0.

Minutes

Ms. Jorgensen moved to accept the minutes of May 11, 2023 as written with the deletion of the words Old Tavern Motel. Ms. Marsh seconded the motion. All voted Aye. Motion carried: 5-0-0.

Revised minutes for May 25, 2023 will be circulated for review.

Discussion re: La Bella Vita, 2 Academy Place and gazebo structure

The ARC discussed the installation of a gazebo structure at 2 Academy Place which appears not to conform to the plans (particularly the size) and recommendations which were presented and agreed upon. Members discussed the appearance of a representative from Bella Vita at the ARC on February 9, 2023 during which the dimensions were described as 192" wide x 144" deep x 122" high. The ARC had requested the elimination of the gazebo peak, which Ms. MacLeod said has occurred. Ms. MacLeod said the color was expected to be white to conform with the historic building more closely. Committee members agreed the ARC had not requested that the plans for two separate gazebos be joined into one which would leave room at the end for either a band or fire pit. The anticipated length was *not to exceed 40 feet*. Members discussed the presentation from Bella Vita and the congenial agreement to modifications to the original plan made at the February 23rd meeting. The committee expressed surprise that the agreement was not followed at installation.

The committee discussed possible options for a solution but decided Bella Vita must explain the non-compliance and discuss the potential solutions with the ARC at the next meeting. Mr. Galligan said the Select Board supports the committee and its procedures and expects they will be followed.

Ms. Jorgensen moved that the ARC request the building inspector to invite a representative of Bella Vita to discuss the structure erected in front of their building at the meeting of the ARC on June 22, 2023 at 6:30pm. Mr. Salley seconded the motion. All voted Aye. The motion carried: 5-0-0.

Matters arising

Mr. Galligan referred to the upcoming Housing Needs Study and urged committee members to complete the survey regarding housing needs in Orleans.

Adjourn:

Ms. MacLeod declared the meeting closed at 7:30pm by consensus.

Respectfully submitted, Jennifer Fountain

approved on 6/22/23, 5-0-0