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Janif Atyeh
ORLEANS TOWN CLERK

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

June 22, 2023

The Architectural Review Committee (ARC) held a meeting on Thursday, June 22, 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.

The Yardarm, 48 So. Orleans Road – new signage

The new owner of The Yardarm, Tim Klink, discussed a temporary plan to replace the old signage for The Yardarm. He indicated the intention to return in the fall with a new design. He explained that the temporary sign would be printed onto a plastic base and the print colors were Pantone 294 and Pantone 7544. The colors are similar to the blues used in the signage for Del Mar which is on the same street.

Mr. Salley explained a site plan and actual color sample is needed. Committee members also noted the need to know the color of the wood and details about any lighting being used.

Ms. Jorgensen moved the ARC approve the plans for the temporary sign for the Yardarm until December 30, 2023 by which time the applicant will return with full color samples and a site plan. Ms. Marsh seconded the motion. All voted Aye. Motion carried: 5-0-0.

Seaside Cannabis, 14 Lots Hollow Road – new signage

Mr. Dave Currier presented a site plan with placement of new direction signage to control traffic flow at 14 Lots Hollow Road as well as a design to put new signage in the existing frame in front. He explained the meaning of the wording in the sign: Flowers Beverages Good Vibes. He described the plan to direct traffic in one entrance with a directional sign toward the back of the building to parking and access inside. There will be no use of the front entrance to the building. Exiting the facility will be via a different outlet with a double-sided sign. He said all existing lighting would be used and presented color samples for the sign, but not for the Seaside logo, which will also appear.

Ms. MacLeod urged Mr. Currier to supply full color samples at the time of picking up the permit. Mr. Currier agreed.

Mr. Salley moved to approve the application for the Seaside Cannabis signs with color samples to be dropped off at time of pick-up of the permit. Ms. McMahan seconded the motion. All voted Aye. Motion carried: 5-0-0.

La Bella Vita, 2 Academy Place, structural compliance of gazebo-

The Chair informed two representatives of La Bella Vita, Mike Di Sabato and Chuck Konner, that the ARC was questioning why the gazebo installed at 2 Academy Place did not conform to the plans and terms agreed with the ARC. She briefly summarized two previous presentations (December 2022 and February 2023) and the specifics of plans submitted by La Bella Vita.

Mr. Di Sabato said that the gazebo installation was finished yesterday and was the same as the submission to the ARC except that it was not white.

Mr. Salley advised that many unfavorable comments had been received by committee members about the gazebo and that the structure should be white to match the existing building more closely. Ms. Marsh questioned the angle of the roof and there was discussion about the color of the roof.

Mr. Konner said once the gazebo was installed, it was felt, with the support of many customers, that it should not be painted. He said painting the gazebo would detract from the "Tuscan look" of the structure.

Mr. Salley explained that the building at 2 Academy Place was not Tuscan, and the job of the gazebo was to match the existing building. Ms. Jorgensen asserted that she spoke to Mr. Di Sabato in person and advised him that he needed to return to the ARC if he wanted to change the approved plans for the structure. She also observed that nothing would succeed in transforming the old Cape Cod building at Academy Place into a Tuscan building.

Ms. MacLeod clarified that what was approved was a white gazebo and that the structure needed to be painted white to comply with what was approved. A brief discussion followed about the roof color which also does not match the approved plan. Consensus among ARC members found that they were willing to agree to a blue roof instead of a black roof as originally presented.

Mr. Di Sabato and Mr. Konner said they felt the unpainted look of the gazebo was more appealing than painted.

Ms. Jorgensen reviewed the collaboration that occurred at previous meetings between the ARC and representatives of La Bella Vita. She commented on the efforts that had been made to finalize plans that would make an outdoor gazebo work with the historic building. This included white for the gazebo to match the building's trim.

Ms. MacLeod and Ms. Marsh questioned the size and placement of the two gazebos, each of which is 20 feet long. Mr. Di Sabato said there were two firepits on the patio. Mr. Konner said some tables had been removed and that although the image may not be clear, the structure is placed consistently with the plans submitted.

Ms. MacLeod reviewed with the applicants that the gazebo would not have sides. The applicants confirmed that there would only be "rain protection" that would be put up on an "as needed" basis.

Ms. Jorgensen said that she had seen the structure and agreed the placement was okay and that the color was the main non-conformity. Ms. MacLeod reiterated the necessity of following through with the ARC when issues or variances to plans arise. She emphasized the importance of not leaving matters to the Building Commissioner to follow up and enforce.

Mr. Di Sabato again stated that the project was only “just” completed yesterday.

Ms. Marsh and Ms. Jorgensen informed the applicants that the ARC has no desire to hinder business and does not want to jeopardize the season for La Bella Vita. The committee conceded that the white paintwork could be completed by September 2023 so as not to interfere with patronage of the restaurant.

Mr. Di Sabato and Mr. Konner again asserted that many people felt the gazebo should not be painted and were willing to sign a petition to that effect.

Mr. Salley reminded the applicants that it is irrelevant what other people say or sign. The agreement of La Bella Vita was to install the gazebo as was submitted and agreed to with the Town of Orleans through the ARC.

Mr. Di Sabato expressed concern about the logistics of painting both inside and the outside of the gazebo and wondered if painting only the outer panels was an option.

Ms. Jorgensen speculated that the structure would be sprayed white. She asked if it could be painted white by the end of September and suggested if there were difficulties, La Bella Vita should return to the ARC and explain the challenges.

Mr. Konner spoke about the effort and expense that had been put into the building at 2 Academy Place.

Ms. MacLeod explained that there is a substantial expense in paying a fine daily for violating what was agreed to with the ARC. She went on to explain that the applicants could go to the Zoning Board of Appeals if they felt strongly opposed to painting the gazebo white.

Both Mr. Konner and Mr. Di Sabato agreed they could get the white painting done by the end of September.

Approval of Minutes-

Ms. McMahan moved to accept the minutes of June 8, 2023 as written. Mr. Salley seconded the motion. All voted Aye. Motion carried: 5-0-0.

Adjourn:

Ms. MacLeod declared the meeting closed at 7:16pm by consensus.

*Respectfully submitted,
Jennifer Fountain*