

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

July 13, 2023

The Architectural Review Committee (ARC) held a meeting on Thursday, July 13, 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, Ms. Carol Marsh, and Ms. Page McMahan. Mr. Steven Salley was absent.

Call to Order.

Ms. MacLeod called the meeting to order at 6:32pm.

Review and vote to approve application by Cape Associates for Orleans Cottage Court at 147 Route 6A.

Mr. Matt Cole presented sample color chips for doors, additional schematics, elevations, and revised plans correcting the scale and showing lowered roof pitches as suggested previously by the ARC. He included specifications for exterior lighting and identification of storage areas.

The committee reviewed the proposal in detail and confirmed many particulars. Ms. Jorgensen confirmed the development will be sewered. Ms. McMahan reviewed the understairs storage and storage spaces for each unit. Ms. MacLeod reviewed the change in roof pitch to 12x8.5 for various units and dormers. She confirmed the gable overhang has a seven inch projection. Ms. Jorgensen clarified the usage of unfinished basement space as mechanical space and possible storage. Ms. McMahan and Ms. Jorgensen confirmed the roofing was black and would fit visually with dark solar panels. Ms. Jorgensen questioned landscaping plans and some tree removal for drainage and parking. Mr. Cole mentioned he would be seeking input from the Conservation Commission regarding replanting the lawn area. There is no sidewalk at the front of the property although the site is within suitable walking distance to many amenities. Several committee members commented that the plans were attractive and fit well with the community.

Ms. Jorgensen moved to approve the application as submitted by Cape Associates for 147 Route 6A. Ms. Marsh seconded the motion. All voted Aye. Motion carried: 4-0-0.

Approval of Minutes-

Ms. McMahan moved to accept the minutes of June 22, 2023 with two name corrections*. Ms. Marsh seconded the motion. All voted Aye. Motion carried: 4-0-0.

Adjourn:

Ms. MacLeod declared the meeting closed at 6:50pm by consensus.

*Respectfully submitted,
Jennifer Fountain*

**Ms. Jorgensen spoke to Mr. Di Sabato (not Mr. Konner) and Ms. McMahan spelling correction needed in the adjournment motion.*

Minutes approved on Aug 10, 2023 by a vote of 3-0-1.