

'23 AUG 4 8:30AM
Jennifer Higgins
ORLEANS TOWN CLERK

Town of Orleans
Zoning Board of Appeals
Meeting Minutes – July 19, 2023

On Wednesday, July 19, 2023, the Orleans Zoning Board of Appeals convened via hybrid participation, with real-time public access provided by Orleans Channel 18 on the Town website and cable television.

In attendance were the members Gerald Mulligan, Lynne Eickholt, Sibel Asantugrul, Martin Szeber, and Austin Higgins as well as Mia Baumgarten from MIS. Also, attending were Building Commissioner Tom Evers and Board Secretary Jennifer Higgins. The meeting was duly noticed. The meeting was called to order at 7:00 PM by Gerald Mulligan who chaired the meeting.

A. Old Business:

1. Review decisions for Case #2202 and Case #2204.
2. Review of meeting minutes from July 5, 2023.
Ms. Eickholt moved; Mr. Higgins seconded to approve the meeting minutes from July 5, 2023. Messrs. Mulligan, Higgins, Szeber, and Mses. Eickholt and Asantugrul voted aye; unanimously 5-0.

B. New Business:

1. **Case #2205:** Garrett Dutton has applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6 under Orleans Zoning Bylaw Section 164-21(A), note 5. The applicant is seeking the Special Permit for construction that will result in more than 4,000 sq. ft. of building coverage in a residential zoning district. The construction will include relocation of the historic portion of the dwelling as an accessory structure. The property is located at 29 Henson's Way, Map #49, Parcel #13-2.

Mr. Zehnder was present with the applicant Garrett Dutton. The applicant is proposing to move the historic building onto a new foundation and use the building as storage. The result of the new building in addition to the original historic building has a lot coverage of 4,575 sq. ft, thus requiring the special permit. The total building coverage for the proposed new residence is 1,742 sq. ft. The two-story dwelling will have a height of 28 ft., 2in. There was a new Title 5 septic system installed for up to 6 bedrooms.

Mr. Higgins moved; Ms. Eickholt seconded to approve the special permit. Messrs. Mulligan, Higgins, Szeber, and Mses. Eickholt and Asantugrul voted aye; unanimously 5-0.

The Board received and reviewed an email from Bette Matthews.

Meeting Adjourn

Respectfully submitted by Jennifer Higgins