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ORLEANS TOWN CLERK



ORLEANS PLANNING BOARD
JULY 25, 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; **Vice-Chairman:** Alice Thomason Van Oot; **Clerk:** John Ostman. **Regular Members:** Richard Hartmann and Maxine Minkoff. **Associates:** Maria LeStage and David Ortolani. **Planning Department Staff:** George Meservey, Michael Solitro and **Secretary:** Karen Sharpless. **Also Present:** **Board of Selectmen Liaison:** Mark Mathison.

PUBLIC COMMENT

There were no public comments at this point in the meeting.

REQUEST FOR A LOT RELEASE - 46 TONSET ROAD, EASTWARD COMPANIES

Bill Marsh & Susan Ladue (Eastward Companies) submitted a request for a Lot Release for Lot 2 for property located at 46 Tonset Road. Meservey noted the administrative requirements have been met for the plan referred to in Plan Book 601, Page 58, recorded at the Barnstable Registry of Deeds in Book 20120, Page 230.

MOTION: On a motion by **John Ostman**, seconded by **Maxine Minkoff**, the Board voted to release 46 Tonset Rd (Lot 2) from the Covenant referenced in Plan Book 601, Page 58 recorded at the Barnstable Registry of Deeds in Book 20120, Page 230.

VOTE: 5-0-0 The motion passed unanimously.

SPECIALIZED "OPT-IN" ENERGY CODE – ENERGY & CLIMATE ACTION COMMITTEE

Roger McDaniel and John Londa (Energy and Climate Action Committee) presented information on the Specialized Opt-In Energy Code. The State has given municipalities the option to include a "Specialized Opt-In" energy code in their building codes, to assist the State in reducing greenhouse gas emissions. The Specialized "Opt-In" Code will build upon the current "Stretch Code".

HOUSING DISCUSSION

Planning Board members discussed a list of action items compiled from the joint meeting with the Affordable Housing Committee and Affordable Housing Trust Fund Board on June 27, 2023. Many ideas were discussed including the possibility of the creation of a housing ombudsman, regular joint meetings with the Affordable Housing Committee and Affordable Housing Trust Fund Board, streamlining of the permitting system, etc.)

Debra Oakes offered to be available to attend housing meetings and bring information back to the Planning Board.

ORLEANS COMPREHENSIVE PLAN UPDATE

Meservey reported that the Request for Proposals (RFP) process closes on July 31, 2023.

COMMITTEE REPORTS

Board of Water & Sewer Commissioners (Richard Hartmann)

Hartmann reminded members that Orleans is still considered to be in a drought condition.

Wastewater Management Advisory Committee (Richard Hartmann)

Hartmann updated members on upcoming preconstruction meetings and noted that letters have been mailed to homeowners.

APPROVAL OF MINUTES: July 11, 2023

MOTION: On a motion by **Debra Oakes**, seconded by **Maxine Minkoff**, the Board voted to approve the Planning Board minutes for July 11, 2023.

VOTE: 5-0-0 The motion passed unanimously.

FUTURE AGENDA ITEMS

- Update from transportation and bikeways committee. On future agendas
- Economic Development study
- Long range capital planning

ADJOURNMENT

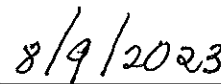
MOTION: On a motion by **John Ostman**, seconded by **Maxine Minkoff**, the Board voted to adjourn the Planning Board meeting at 5:22 p.m.

VOTE: 5-0-0 The motion passed unanimously.

SIGNED:


(Maxine Minkoff, Clerk)

DATE:



LIST OF HANDOUTS:

LOT RELEASE REQUEST – 46 TONSET ROAD, EASTWARD COMPANIES

- Letter from Eastward Companies, dated July 18, 2023
- Covenant
- Maintenance Agreement
- Definitive Plan Approval with conditions

SPECIALIZED OPT-IN ENERGY CODE

- Draft Specialized Opt-In Energy Code

HOUSING DISCUSSION

- Memorandum from Planning Department entitled, "Action Items Following June 27, 2023 Joint Meeting with Affordable Housing Committee and Affordable Housing Trust Fund Board", dated July 11, 2023

APPROVAL OF MINUTES

- Planning Board minutes for July 11, 2023

