

Town of Orleans  
Zoning Board of Appeals  
Meeting Minutes – August 2, 2023

On Wednesday, August 2, 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, Matthew Cole 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 decision for Case #2205/ Dutton.
2. Review meeting minutes from July 19, 2023.  
Ms. Eickholt moved; Ms. Asantugrul seconded to approve the meeting minutes from July 19, 2023.  
Messer. Mulligan, Higgins, Mses. Eickholt and Asantugrul voted aye; the motion passed unanimously 4-0.

**B. New Business:**

1. **Case #2206:** James & Anmarie Galowski have applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6 under Orleans Zoning Bylaw Section 164-21A (Note 5); 164-43; 164-44. The applicant is proposing to construct additions to the existing dwelling, the resulting total building coverage on the site will exceed 4,000s.f. The property is located at 17 Deer Run Map #29, Parcel #49.

Mr. David Lyttle was present to represent the applicant in their request to withdraw without prejudice.

Mr. Higgins moved; Ms. Eickholt seconded to accept the withdrawal without prejudice.

Messrs. Mulligan, Higgins, Cole, and Mses. Eickholt and Asantugrul voted aye; unanimously 5-0.

2. **Case #2207:** John & Jessica Noble have applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6 under Orleans Zoning Bylaw Section 164-21A (Note 5); 164-43; 164-44. The applicant is proposing to move a shed onto the site, the resulting total building coverage on the site will exceed 4,000s.f. The property is located at 42 Tonset Road Map #34, Parcel #29.

Mr. David Lyttle was present on behalf of John and Jessica Noble located at 42 Tonset. The Noble's are applying for a Special Permit to move a shed onto their property. A certified plot plan was included in the application showing where the shed will be located. The total building coverage will exceed 4,000 s.f. The total square footage of building coverage will be 4,654 s. f., which is 5.8% of the lot area. The setback requirement is the shed's height from the side and rear property lines. The setback is going to be approximately 16 feet, which includes a 1-foot buffer. Mr. Lyttle read his suggested findings of fact.

Mr. Cole moved; Ms. Eickholt seconded to approve the Special Permit.

Messrs. Mulligan, Higgins, Cole, and Mses. Eickholt and Asantugrul voted aye; unanimously 5-0.

**C. Administrative Matters:**

1. Review of the current application form with suggestions for additions, deletions, or reordering of information.

The Board members are considering revising the application into separate applications for Special Permits, Variances, and Appeals. The Board is also considering requiring a short summary of the reasons for the application.

Respectfully submitted by Jennifer Higgins