

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

August 24, 2023

The Architectural Review Committee (ARC) held a meeting on Thursday, August 24, 2023 at 6:30pm in the Skaket Room at Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 8 and on the Town website. Attending were Chair Bernadette MacLeod, Mr. Steven Salley, Ms. Carol Marsh, Ms. Jorgensen, Ms. Page McMahan, and Mr. Tom Coleman. Ms. Kelly McCarthy was absent.

Call to Order.

Ms. MacLeod called the meeting to order at 6:30pm.

Continuing discussion regarding La Bella Vita outdoor structure.

Mr. Konner from La Bella Vita apologized to the ARC and agreed that La Bella Vita had originally submitted plans for a white structure at Academy Place. He asked for permission to not paint the structure white and leave it cedar. He explained that cedar wood was durable and sturdy and that he believed painting would be "worse" because there was lacquer on the wood. He had consulted with two painters who felt repainting would be needed each year. One painter declined the project and recommended waiting two to three years while the "pressure-treated wood" turned gray before applying paint.

Ms. MacLeod invited members of the committee to respond. Mr. Salley said he believed it was possible to paint the new structure white with successful results. He drew attention to the 14 criteria the ARC uses to make decisions. In particular, he noted that criteria point 1 requires structures to "complement the character of existing buildings and be compatible with Cape Cod style." The structure at La Bella Vita does not comply. Point 2 seeks "stylistic features or historical elements" which the structure lacks. Point 3 notes that structures should "preserve and enhance the surrounding area" which is why the ARC allowed the structure if it was white and had an appropriate pitch and scale. Mr. Salley said he believed the structure that was installed is more massive and obscures the historic building more than the plans which were approved. Mr. Salley reviewed most of the other criteria noting how the ARC permitted a white composite material to be used so as to "not discourage the use of innovative materials". He explained how the ARC applies standards to ensure all new structures in Orleans meet the criteria set and agreed upon by the town.

Ms. Jorgensen expressed disappointment about having to revisit the decision regarding the structure with La Bella Vita. She said she wished the committee had held to stricter application of the criteria and said "no" to the installation. She reviewed the original application and showed the image of a white outdoor structure in the plans. She noted the original application included clear sides that were to be kept raised except in the event of rain. She stressed that all applicants are held to the same standards/criteria and that the community was not well served by the violation.

Ms. McMahan said she was very upset that the ARC's guidelines were not being followed. Ms. Marsh said she and several others were quite concerned about the precedent set by a business ignoring the decision and guidelines of the Architectural Review Committee. "I appreciate you have a business to run, and we want to help you," Ms. Marsh said. She suggested a white solid

stain as an option to painting the structure. She also suggested corner features that would add architectural details to fit with the building. Mr. Coleman said he believed the difficulty was really posed by the "lacquer" but that there were products for priming to facilitate paint adhesion.

Ms. MacLeod summarized all the comments saying that the consensus was that the structure should be white. She noted that the sides were also in breach of the agreed colors and needed to be kept up during the day. She said the sides could be clear or blue. She reminded Mr. Konner he could get more quotes for priming and painting the structure or La Bella Vita could take the issue to the Board of Appeals.

Mr. Konner said he understood the ARC wanted a white structure and he would keep the committee updated on progress. It was suggested that if more time was needed for painting, the committee would need to be notified and Mr. Konner agreed.

Ms. Marsh closed the discussion saying: "We appreciate the contribution you make to the town."

Mr. Konner left at 7pm. Committee members continued to discuss the ways in which the ARC had made accommodations to permit the white structure and the various variations to the original submission.

Approval of Minutes-

Ms. Jorgensen moved to accept the minutes of May 25, 2023. Ms. Marsh seconded the motion. All voted Aye. Motion carried: 5-0-0.

Ms. McMahan moved to accept the minutes of August 10, 2023 as written. Ms. MacLeod seconded the motion. Ms. Jorgensen abstained from voting. Mr. Salley, Ms. MacLeod, Ms. McMahan, and Ms. Marsh voted Aye. Motion carried: 4-0-1.

Adjourn:

Ms. MacLeod declared the meeting closed at 7.09pm by consensus.

*Respectfully submitted,
Jennifer Fountain*