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ARCHITECTURAL REVIEW COMMITTEE

MINUTES

October 26, 2023

The Architectural Review Committee (ARC) held a meeting on Thursday, October 26, 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, Ms. Nancy Jorgensen, Ms. Page McMahan, Ms. Kelly McCarthy, Mr. Stephen Salley, and Mr. Tom Coleman. Ms. Marsh was absent.

Call to Order.

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

Application by Concord Electrical Supply (CES), 6 West Road, new business signage.

Mr. Ben Zehnder and Mr. Jeremy Higgins spoke about the application for signage at 6 West Road. Color samples and plans were submitted and reviewed. Mr. Salley noted the aerial photograph of the building was being used in lieu of the site plans. Vinyl lettering and graphics for the windows and doors were reviewed as well as a replacement sign for the roadside and the top of the building. Committee members questioned the use of color and materials and confirmed that the roadside sign would not be lit.

Ms. Jorgensen moved to approve the application for the signage for Concord Electrical Supply, 6 West Road, as presented. Ms. McMahan seconded the motion. Ms. MacLeod, Ms. McMahan, Ms. McCarthy, Ms. Jorgensen, and Mr. Salley voted AYE. Motion carried: 5-0-0.

Housing Assistance Corporation submission of changes since ARC approval to 107 Main Street.

Mr. David Quinn of Housing Assistance Corporation presented changes to the plans for the affordable housing development at 107 Main Street. He was accompanied by Thad Siemaski of SV design and another architect-designer answered questions via zoom. Mr. Quinn updated the progress of the development through approvals, securing financing and preparing the design for construction. He spoke about a "significant financial advantage and timing advantage" with modular construction and drew attention to the specific modifications made to the original submission. Changes were clearly marked in red on the plans submitted.

Ms. MacLeod confirmed with Mr. Quinn that the change in roof height was still within the limit of their waiver. There was also discussion of protection of the mature trees on the site. Mr. Quinn said the trees had been trimmed to ensure their health well prior to construction. He noted changes to the windows due to supply change problems. Mr. Siemaski confirmed there was black fascia around the new vinyl windows with white trim. Mr. Quinn noted the siding would be done on site.

Ms. McMahan asked about the decision-making process for tenancy once the development was completed. Mr. Quinn briefly explained the lottery process and that 70% of the rental units would be designated for those who live and/or work in Orleans. He also explained the pricing

range for rents and a voucher system for those earning 30% of Area Median Income (AMI). He said he anticipated construction to begin in February or March 2024.

Ms. McMahan and Ms. MacLeod questioned the types of units at the development. Mr. Quinn said there were 9 one-bedroom, 4 two-bedroom and 1 three-bedroom units with a half-bath on the ground floor for most units. There is storage in the basement. One of the units is handicapped accessible.

Ms. MacLeod said it was a "great design. Ms. Jorgensen commented that 107 Main Street was certainly "not an institutional design." Ms. McMahan said it looked like a "real community, a nice neighborhood."

Mr. Coleman questioned the use of a septic system. Mr. Quinn said the site was not on the sewer system. An "innovative" septic system was designed and would include easy coupling to a future sewer connection, if available.

Ms. Jorgensen recommended the use of grass for privacy for the front apartment.

Mr. Salley moved to accept the revisions to the plans for 107 Main Street as presented. Mr. Coleman seconded the motion. Ms. McCarthy, Ms. McMahan, Ms. Jorgensen, Mr. Salley, and Ms. MacLeod voted Aye. Motion carried: 5-0-0.

Approval of Minutes-

Ms. McMahan moved to accept the minutes of September 14, 2023 with one spelling correction. Ms. Jorgensen seconded the motion. Ms. Jorgensen, Ms. MacLeod, Ms. McMahan, Mr. Coleman, and Ms. McCarthy voted Aye. Motion carried: 5-0-0.

Adjourn:

Ms. MacLeod declared the meeting closed at 7pm by consensus.

*Respectfully submitted,
Jennifer Fountain*