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Town of Orleans
 Zoning Board of Appeals
 Public Hearing

AGENDA – February 1, 2023

There will be a meeting of the Zoning Board of Appeals on Wednesday, February 1, 2023, at 7:00 pm.

The meeting will be via remote participation only. Public access to this meeting shall be provided, via Zoom. Join Webinar: <https://us02web.zoom.us/j/88536524062> By Phone: (646) 558-8656 Webinar ID: 885 3652 4062

An electronic copy (PDF) of applications have been provided by the applicants and up-loaded to the town website. Documentary exhibits, correspondence and/or visual presentations by applicants and other parties should be submitted no later than 4pm Friday, January 27, 2023, so that they may be displayed for remote public access viewing in real time as the meeting progresses. Public comment, questions or correspondence must be sent to: zba@town.orleans.ma.us

Call Meeting to Order

A. Old Business:

1. Review minutes from January 18, 2023.
2. Review of decision Case #2192/ Csongor.

B. New Business:

1. (Continued from January 18, 2023) Case #2193- Benjamin Zehnder has submitted an application on behalf of John and Lisa Donegan who have applied for a special permit in accordance with MGLA Chapter 40A, Section 6 Under 164-219A), Note 5 (building coverage exceeding 4,00 sq. ft. in a residential district requires issuance of a special permit pursuant to s. 164-44). The applicants are proposing to make alteration of an existing dwelling and construction of a two-bedroom guest house resulting in site coverage in excess of 4,000 sq. ft. on a pre-existing, non-conforming lot (coastal setback distance). The property is located at 43 Gosnold Road Map #45, Parcel # 49.
2. (Continued from January 18, 2023) Case #2194- Greg DeLory has submitted an application on behalf of Kenelm W. Winslow Jr. Trust who has applied for a special permit in accordance with MGLA Chapter 40A, Section 6 & Section 9 Under 164-21, Side Yard Requirement. The applicant is proposing a second story addition and a deck. The property is located at 6 Ewing Drive Map #93, Parcel #14.
3. Case #2195– Victoria Dalmas with Senie & Associates, P.C. has submitted an application on behalf of Shane Hyde who has applied for a special permit in accordance with MGLA Chapter 40A Section 9 Under 164-18.B.(1)(a) proposed use not functionally dependent on water body access; and Section 164-40.4.E Marijuana Retailer. The applicant is proposing to demolish the deteriorated existing residence and replace it with a new commercial building for the purpose of operating as a Marijuana Retailer. The property is located at 41 Route 6A Map #26, Parcel #42.

C. Administrative Matters:

1. Discussion of application completeness.

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Agenda items are not necessarily heard in the order listed. The Chair has discretion to hear scheduled items in any order.