

Town of Orleans  
Zoning Board of Appeals  
Public Hearing

Asst  
ORLEANS TOWN CLERK  
RCSSS  
22 APR 25 2:55PM

There will be a meeting of the Zoning Board of Appeals on Wednesday, May 18, 2022 starting at 7:00 pm.

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

An electronic copy (PDF) has been provided by the applicants and up-loaded to the town website. Application materials shall be displayed on the screen for the Zoning Board members and public to view in real-time as the meeting progresses. Documentary exhibits, correspondence and/or visual presentations by applicants and other parties should be submitted no later than 4pm Monday, 05/16/22 so that they may be displayed for remote public access viewing in real time as the meeting progresses. Public comment, questions or correspondence can be sent to: [sfaber@town.orleans.ma.us](mailto:sfaber@town.orleans.ma.us)

**(Continued from May 4, 2022) Case# 2173** – Pleasant Bay Ranch, LLC has applied for a special permit in accordance with MGLA Chapter 40A, Section 9, 164-21(A) Note 5: Special permit for residential dwellings in excess of 4000sf. The present use is a single family residential dwelling with a boathouse and accessory residential uses. The existing dwelling is non-confirming as to Coastal Bank Setback in section 164-21C, where dwelling height is 29.8', which would require a 44.7' setback from the top of the bank. The dwelling is located 39.4' from the top of the bank. The pre-existing coastal bank setback non-conformity will be eliminated in the proposed project. The property is located at 71 Towhee Lane, Map#92, Parcel#60.

**(Continued from May 4, 2022) Case# 2174** – Michael & Jill Najnigier have applied for a special permit in accordance with MGLA Chapter 40A, Section 6, 164-21(A) Note 5; 164-43 and 164-44. The applicants propose to construct a dwelling and studio/workshop and the resulting building coverage will exceed 4000sf. The properties are located at 3 & 5 Archer Lane, Map(s) #4 & #52; Parcel(s)# 46 & #8.

**(Continued from May 4, 2022) Case# 2175** – Warren Brewer, Jr. has applied for a special permit in accordance with MGLA Chapter 40A, Section 6, 164-44 on a pre-existing, non-conforming lot to alter a pre-existing, non-conforming dwelling under section 164-21(C), coastal bank set back. The applicant is proposing to construct a new basement, entryway porch and second floor dormer addition, renovate the existing dwelling structure on a pre-existing, non-conforming lot. The property is located at 38 Anchor Drive, Map# 16, Parcel# 35.

Approval of meeting minutes from Approval of meeting minutes from 03/02/22 & 03/16/22 and 04/20/22.

*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.*