

ORLEANS TOWN CLERK  
23 MAY 15 9:18 AM

Architectural Review Committee  
Minutes of April 13, 2023

Members Present: Chairman Bernadette MacLeod, Nancy Jorgensen, Carol Marsh,  
Page McMahan, Stephen Salley and Select Board liaison Kevin Galligan

Chairman Macleod called the meeting to order at 6:30 Pm. First on the agenda was the request for approval of a new sign for Delude Communications at 29 West road. Shawn Delude made the presentation. The new sign will replace the existing sign at the same location. Colors are dark blue, light blue, and light blue green with black and white lettering. Color samples were presented. Jorgensen noted that the ground lighting should be directed onto the sign and comply with the town dark sky rules. There were no further questions. Jorgensen moved approval and Marsh seconded. The motion passed 5-0-0.

Next was the request by Martin Reilly for a development of nine free-standing single family condominium units at 57 Locust Road. The matter was introduced by Attorney Ben Zehnder. Mr. Reilly described the development in detail. The units are to be in the style of a traditional "full cape" with attached garages. There will be two configurations, the "Nauset" and the "Skaket. They are differentiated by variations in their attached garages, the Skaket having the eave running above the door and the Nauset having a gable with arched window above the door and a side facing shed dormer. Mr. Reilly presented samples of the exterior materials. These will be asphalt roof shingles, white cedar sidewall shingles and PVC trim and ornamentation. The decks will be Trex brand polyethylene composite. Patios and walks will have Nantucket pavers. Steps will be granite. Colonial "onion" pattern Light fixtures will be mounted on the units and on free standing posts. at walkways.

The site plan and landscaping were briefly discussed. Macleod noted that the site dropped away to the north. Marsh asked about the driveways and parking. The driveways will be crushed shell. Each unit has space for two vehicles, one in the garage and one in the driveway. Jorgensen asked about fencing. There will be white picket fencing about 3' high with hydrangeas separating the units. Jorgensen asked who the landscape architect was. Jorgensen pointed out that hydrangeas are non – native and require intensive water use.

The discussion turned to the elevation drawings. MacLeod noted that the rear dormers extended the full length of the units and that traditional dormer cheeks and side roofs were absent resulting in a boxy appearance despite applied rake boards. She noted that the back of the "Nauset" version lacked a traditional eave line leaving an unbroken vertical wall emphasizing the height of the structure. Furthermore, in critiquing the "Nauset", MacLeod said that the gable roof garage with side dormer appeared awkward and compressed in proportion to the rest of the structure. Mr. Reilly said that he would ask the architect, who was absent, to get involved and address the matter. Attorney Zehnder suggested that the committee approve only the "Skaket" and leave the "Nauset" to a continued meeting. Further questions from the committee concerned gutters and trim dimensions. Salley asked if the units were to be market priced. They are intended to sell in the moderate price range. Salley asked if the units were designed to

accommodate future ADU's. They will be strictly single family. Salley questioned the grading of the site as a significant amount of foundation will be exposed on the rear faces of the units to the north, a condition not depicted on the elevation drawings. He pointed out that the roof structure was steeper and taller than for traditional Cape Cod houses and that the drawings as presented were not in scale and lacked overall dimensions. Dimensions of the doors, windows and exterior trim and identification of the materials to be used were also absent. Marsh asked if wetlands were present at the rear of the property near the bike path. There are no wetlands present. Marsh stated that a repetitive cookie cutter design should be avoided.

There was a brief discussion of the colors to be used. Trim and shutters will be white. Buyers will pick from a selection of traditional colors for their front door.

MacLeod asked the committee if they would approve the "Skaket" model as requested by the applicant. The committee felt they could proceed with the partial approval. MacLeod mentioned the benefit of a preliminary review. The committee hoped that the architect would attend the continued meeting. Attorney Zehnder asked for guidance. The committee asked that the "Nauset" version be revised. It was further specified that the elevation drawings be presented in readable scale, that overall dimensions be called out, that exterior features such as eaves, corner boards, roof rakes be labeled with dimensions and that the exterior materials be identified and color noted.

Jorgensen moved that the "Skaket" model be approved. McMahan seconded and the motion was approved 5-0-0.

Third came the continued preliminary review of the elevation drawings and site plan for Chase Bank. The building will replace the Hearth and Kettle restaurant at 9 West Road. Architect Kevin Kelly and engineer Joshua Kline made the presentation. Mr. Kline stated that the focus was on the revised elevation drawings. Mr. Kelly told the committee that the new design with gable roofs referenced the new Cape Cod Healthcare building. The revised elevations depict a system of gable roofs with inset shed dormers on the northeast and southwest faces. There will be roof overhangs on all sides including the gables. Boxed out windows will be used on the gables facing West Road. Exterior materials will be black asphalt for the main roofs, black metal for the gable end overhangs, white vinyl for the gables and cementitious clapboards on the walls. Exterior trim will be white PVC. Jorgensen asked about the windows. They will have applied muntins with an approximately 12"x12" pattern. It was noted that the ATM is "drive by" and not "drive thru". Salley asked about gutters, eaves and rakes. The eave fascia will be a single member. Rakes will be single member colored black. The dormers will be false. Exterior lighting will be gooseneck fixtures above signage on the gables. For signage, lettering will be black and the Chase octagon symbol will be blue. Marsh asked about the windows around the principal entry on the southwest side as they seem overly large. Could there be a different configuration? It was suggested that the roof line for the entry be lowered a bit. Mr. Kelly said that the large central pane was customarily used to display the address. Jorgensen questioned the need for the entry on the Route 6A face. Mr. Kline said that a connection to the existing sidewalk was required. Jorgensen asked about the window adjacent to the main entry as it appears to crowd the entry. Possible repositioning of the shed dormers for better balance was also discussed. Jorgensen raised the matter of pedestrian safety and protection at the main entry. It was suggested that bollards or substantial planters would offer protection from vehicles in the parking lot.

In general, the committee felt that the revised elevation drawings were a significant improvement. The applicants are to return for the April 27<sup>th</sup> meeting with a definitive set of elevations on a 24"x36" sheet in 3/16" scale and a simplified site plan with the bank building shown overlaid on the Hearth and Kettle structure. No motion was made and no vote was taken.

The minutes of March 23, 2023 were read. McMahan moved approval and Marsh seconded. The vote was 4-0-1 with MacLeod abstaining. The meeting was adjourned at 7:52PM.

Respectfully Submitted,  
Stephen Salley