

23 MAY 15 9:18AM

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 27, 2023

The Architectural Review Committee (ARC) held a hybrid meeting on Thursday, April 27, 2023 at 6:30pm in the Skaket Room at Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 18 on the Town website. Attending were Chair MacLeod, Vice-Chair Jorgensen, Mr. Salley, Ms. Marsh, and Select Board Liaison Galligan. Ms. McMahan was absent.

Call to Order.

Ms. MacLeod called the meeting to order at 6:32pm.

Application by Salty Shack for signage:

Ms. Katie Jacob and her sister, co-owners of Artichoke and The Salty Shack, joined via Zoom to answer questions regarding proposed signage for the new business at 48 Main Street. The business owners propose to have one ladder sign hanging from the pre-existing yard arm and a building sign measuring 3ft x 5ft. Pantone colors were supplied. Ms. MacLeod requested actual vinyl samples from the sign manufacturer because CMYK/print colors are not accurate for signage. A general discussion followed regarding visibility and use of colors or descriptive language to create an attention-getting sign. Committee members agreed the signs proposed were clean looking and would be approved pending submission of the actual sign colors.

The matter will be continued to the May 11, 2023 ARC meeting.

Continuance re: Plans for Seaside Court Condominiums, 57 Locust Rd, demolition, and development of 9 condominium units:

No one representing Seaside Court was present.

This matter will be postponed to a future meeting.

Final review of Chase Bank, 9 West Road demolition, new building, new landscaping plan and site lighting, etc.

Mr. Kevin Kelly of Core States, Inc., and Mr. Josh Klein of Stonefield Engineers were present to discuss a revised site plan with a blue line showing the existing structure, and a landscape plan. Material samples and details will be delivered May 1, 2023. Mr. Kelly and Mr. Klein drew attention to changes made to previously submitted plans including changes to the roof, lower placement of power/utilities on the exterior, window overhangs and the landscape design.

Ms. MacLeod asked for an elevation plan to scale. Discussion followed including recommendations for white guttering aligned with the white fascia board. It was recommended that landscaping further mask the utilities lines entering the building. Ms. Jorgensen stressed the importance of using landscaping to ensure the view was attractive upon entry to Skaket Corners. It was noted that the consistency of the 18" projection over windows and the ATM was attractive and that a clear effort to modify the previous plans had been undertaken. Mr. Kelly addressed concerns regarding drought-restrictions and irrigation explaining the a "low-maintenance" landscape design favoring native plants would be used. Mr. Salley questioned the make up of the planters. Mr. Kelly suggested cement, stone, granite or possibly metal. Ms.

Jorgensen advised that granite or stone/brick fit best for Orleans. Mr. Kelly and Mr. Klein said the next steps with the Town of Orleans included a site plan review and a request for special permitting from the Zoning Board. Mr. Kelly stated he did not know when the owner of the former building would undertake demolition or whether materials would be salvaged for reuse.

Mr. Salley moved to accept the project as presented at the ARC meeting on 4/27/2023 conditional upon a full sized, to scale elevation drawing and materials samples. Ms. Jorgensen seconded the motion. All voted Aye. Motion carried: 4-0-0.

Other Business:

The ARC will discuss the new Orleans Comprehensive Plan at the next meeting on May 11, 2023.

Adjourn:

Ms. Jorgensen moved to adjourn the meeting. Ms. MacLeod declared the meeting closed at 7.20 by consensus.

*Respectfully submitted,
Jennifer Fountain*