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ORLEANS PLANNING BOARD

APRIL 12, 2022 – Hybrid Meeting Minutes

A hybrid meeting of the Orleans Planning Board was called to order at 4:00 p.m. from the Nauset Meeting Room at Town Hall. **Present:** **Chairman:** Chet Crabtree (via Zoom); **Vice-Chairman:** Debra Oakes (via Zoom); **Clerk:** Alice Thomason Van Oot. **Regular Members:** Charles Bechtold (via Zoom) and Richard Hartmann (via Zoom). **Associates:** Joy Cuming (via Zoom) and John Ostman (via Zoom). **Planning Department Staff:** George Meservey and **Secretary:** Karen Sharpless. **Also Present:** **Board of Selectmen Liaison:** Mefford Runyon (via Zoom).

PUBLIC COMMENT

There were no public comments at this point in the meeting.

ECONOMIC DEVELOPMENT PLAN

Planning Board members discussed a draft Introductory Statement for the Orleans 2022 Economic Development Plan. Planning Board members noted that there are many quality of life issues that are important to living in and visiting Orleans, and economic development is broader than just business development. Oakes acknowledged that it is important for the town to support the creation of businesses and help them to thrive by guiding them through the regulatory processes. Bechtold suggested that the town should help to provide a variety of housing, not just workforce housing with an emphasis on supporting tourism which is important to the town. Hartmann noted that arts and cultural businesses and programs are important to emphasize in the town. Cuming stated her opinion that it is important to show what the town is doing to support businesses. Crabtree stated that the town's downtown appearance has changed and that should be acknowledged in the Economic Development Plan. Oakes noted the importance of the town planning for the future, rather than dwelling on the negatives in the past (i.e. on-line shopping and the pandemic influences on retail businesses). Ostman noted that infrastructure improvements should be acknowledged in the plan.

Meservey stated that a community presentation of the plan by Streetsense will be held at the Planning Board meeting on April 26th and then there will be a 10-day comment period. Streetsense will present the plan to the Select Board on May 11th.

MOTION: On a motion by **Charles Bechtold**, seconded by **Richard Hartmann**, the Board voted to support amendments by George Meservey to the introductory statement based on Planning Board comments.

VOTE: 5-0-0 The motion passed unanimously.

ZONING DISCUSSION – PANHANDLE LOTS

Planning Board members discussed an issue presented by panhandle lot owners regarding the addition of accessory dwellings if the panhandle lots contain at least 40,000 square feet of upland. Meservey stated there are approximately 160 panhandle lots in town. Meservey noted that the additional dwellings could be rented out for no less than 90 days or used by family members under the Accessory Dwelling Bylaw. Van Oot expressed concern with driveways too close together onto main roads.

There was a consensus of Planning Board members that the proposed bylaw be forwarded to the Zoning Bylaw Task Force for further review.

COMMITTEE REPORTS

Board of Water & Sewer Commissioners (Richard Hartmann)

Hartmann reported that the Select Board voted on a betterment policy for the sewers with 80% to be paid by taxpayers and 20% by users. Hartmann stated that the net effect on taxpayer would be less than anticipated. Homeowners are anticipated to start hookups in September and will need to contact engineers and contractors as soon as possible.

Governor Prence Planning Committee (Debra Oakes)

Oakes reported that the Governor Prence Planning Committee is trying to obtain community engagement in Governor Prence planning.

Community Center Feasibility Task Force (Alice Thomason Van Oot)

Van Oot reported that a town-wide survey will be available to determine what types of programs residents are interested in attending.

CANCEL MAY 10, 2022 PLANNING BOARD MEETING

Planning Board members agreed to cancel the regularly scheduled Planning Board meeting on May 10, 2022 due to a possible conflict with the Annual Town Meeting.

MOTION: On a motion by **Alice Thomason Van Oot**, seconded by **Richard Hartmann**, the Board voted to cancel the regularly scheduled Planning Board meeting on May 10, 2022 due to a possible conflict with the Annual Town Meeting.

VOTE: 5-0-0 The motion passed unanimously.

CORRESPONDENCE

- Memorandum from John Kelly entitled, "Advisory Group Recommendations for Outdoor Entertainment Licenses" dated March 18, 2022

APPROVAL OF MINUTES

MOTION: On a motion by **Charles Bechtold**, seconded by **Alice Thomason Van Oot**, the Board voted to approve the Planning Board minutes for March 22, 2022.

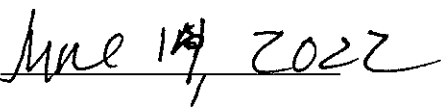
VOTE: 5-0-0 The motion passed unanimously.

ADJOURNMENT

MOTION: On a motion by **Richard Hartmann**, seconded by **Charles Bechtold**, the Board voted to adjourn the Planning Board meeting at **5:20 p.m.**

VOTE: 5-0-0 The motion passed unanimously.

SIGNED: 
(Alice Thomason Van Oot, Clerk)

DATE: 

LIST OF HANDOUTS:

ECONOMIC DEVELOPMENT PLAN INTRODUCTORY STATEMENT

- Introductory Statement for Economic Development Plan

ZONING DISCUSSION – PANHANDLE LOTS

- Zoning Bylaw Excerpt §164-22 Modifications

CORRESPONDENCE

- Memorandum from John Kelly entitled, "Advisory Group Recommendations for Outdoor Entertainment Licenses", dated March 18, 2022

APPROVAL OF MINUTES

- Planning Board minutes for March 22, 2022

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