



# TOWN OF ORLEANS



## AGENDA

### Zoning Board of Appeals

July 15, 2026, 7:00 PM, Skaket Meeting Room, Hybrid

Meeting Link to Join Webinar:

<https://us02web.zoom.us/j/88536524062>

By Phone: (646)558-8656 | By Webinar ID: 885 3652 4062

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An electronic copy (PDF) of applications has been provided by the Applicants and uploaded to the Town website. Should the Applicants or other persons wish to display, for public viewing in real-time during the hearing, documentary exhibits, correspondence, and/or other visual presentations, all such materials should be submitted to: [zba@orleansma.gov](mailto:zba@orleansma.gov) no later than 4PM Wednesday July 15, 2026. Public comment, questions or correspondence should be sent to: [zba@orleansma.gov](mailto:zba@orleansma.gov)

#### Call to Order

#### Old Business:

1. Review meeting minutes from May 20, 2026, June 3, 2026, and June 17, 2026.

#### New Business:

1. **(Continued from May 20, 2026, and June 3, 2026) Case #2026-07:** Frederick and Patricia Eppinger have applied for a Special Permit as set forth in the Massachusetts General Law Chapter 40A, Section 6 under the Orleans Zoning Bylaw Section 164-21-A footnote (5) Building Coverage over 4,000 sq.ft. The Applicant is proposing to construct a detached garage. The property is located at 32 Hayward Lane, Orleans; Map #50, Parcel #10.
2. **(Continued from June 17, 2026) Case #2026-10:** Andrew C. Cooper and Emily P. McKhann have applied for a Special Permit as set forth in the Massachusetts General Law Chapter 40A, Section 6 under the Orleans Zoning Bylaw Section 164-21A. fn 5, 164-44, and 164-40. The Applicants are proposing to demolish non-historical additions to the existing dwelling and build a new addition resulting in building coverage exceeding 4,000sq. ft. The current coverage is 3,628sq. ft. and the proposed coverage is 5,623 sq. ft. The property is located at 8 Kescayogansett Road, Orleans; Map #56, Parcel #29.

ORLEANS TOWN CLERK  
*[Signature]*  
JUN 26 2026



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- 3. Case #2026-11:** 21LB LLC has applied for a Special Permit as set forth in the Massachusetts General Law Chapter 40A, Section 9 under the Orleans Zoning Bylaw Section 164-21. A, note 5 building coverage exceeding 4,000 sq ft. The Applicant is seeking the special permit to construction a new 14ft. by 12ft. shed resulting in the building coverage being 4,160sq. ft. (11.8%) The property is currently being redeveloped by demolition of existing dwelling and construction of new dwelling with a total coverage of 3,992 sq. ft. (11.3%) by right under a building permit. The property is located at 21 Little Bay Road, Orleans; Map #82, Parcel #3.

### **Administrative Matters:**

*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.*