



# TOWN OF ORLEANS



## AGENDA

### Zoning Board of Appeals

June 17, 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

ORLEANS TOWN CLERK

26 JUN 11 9:05AM

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 June 17, 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, and June 3, 2026.

#### New Business:

1. **Case 2026-09:** John Edward Lyons and Meghan Collins Lyon 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(C) minimal coastal bank setback distance and 164-21(A) minimum lot size and frontage. The Applicants are proposing demolition of the existing one-family single dwelling and construction of a new single-family dwelling. The property is located at 169 Monument Road, Orleans: Map # 62 and Parcel #36.
2. **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.

*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.*