

09 JUL -1 PM 12:00

C. May

For Official Use Only

SITE PLAN REVIEW COMMITTEE

JUNE 17, 2009 - Minutes

A meeting of the Site Plan Review Committee was called to order at 10:00 a.m. in Skaket Meeting Room at the Orleans Town Hall. **Departments Present:** George Meservey (Planning); Mark Budnick (Highway); Bob Canning (Health); Chief William Quinn (Fire); Brian Harrison (Building); Todd Bunzick (Water); Jennifer Wood (Conservation). **Also in attendance:** Attorney Duane Landreth, Terry Eldredge (Project Engineer) and Ron Rudnick.

FORMAL REVIEW: NAUSET BEACH LLC, 223 BEACH ROAD

Meservey noted that the application for the Nauset Beach LLC, construction which will tear down a 19-unit motel to build nine town houses will require Zoning Board of Appeals relief.

Chief William Quinn made a disclosure that the law firm of LaTanzi, Spaulding and Landreth has done legal work for him and offered to recuse himself from the review of this application, but no one expressed any concern on this disclosure and Chief Quinn remained in the meeting.

Using multiple charts and plans, Terry Eldredge gave an overview of the proposal to convert a 19-unit motel to nine townhouses with garages with the following items:

- ❖ The front building units will be connected with the use of a breezeway.
- ❖ The main road into the complex will be Hubler Lane to be paved to a width of 16'.
- ❖ The intersection of Hubler Lane will be a combination of grass and cobbled stone with a sturdy looking, (although breakable) plastic chain to stop people from parking or driving through the complex unnecessarily.
- ❖ Crushed shell and Belgium blocks will be used to delineate the driveways and aprons.
- ❖ There will be brick sidewalks to the individual units
- ❖ There will be rear patios on the units.
- ❖ The lot consists of 73,105 square feet with 187 feet of frontage on Beach Road.
- ❖ The impervious surface will be less than what exists on the site.
- ❖ Underground electricity will be provided from poles on Beach Road.
- ❖ Septic systems will be located behind the buildings.
- ❖ The leaching system will contain an 8" pipe with a minimum 4/10% pitch.
- ❖ Drainage will run toward Hubler Lane toward drainage structures.
- ❖ There will be a decrease in bedrooms (from 21 to 18) and a decrease in kitchens (from 19 to 9)
- ❖ A garage will be provided for each unit.
- ❖ The site is flat and will have an extensive landscaping plan.
- ❖ A couple of existing trees (a cedar and a pine) will need to be removed for the new proposed regrading.
- ❖ This proposal will have to go before the Zoning Board of Appeals for its non-conforming use and the apartment bylaw (on the July 1, 2009 agenda).

- ❖ This proposed will have to be reviewed and approved by the Architectural Review Committee (on the June 25, 2009 agenda).

Mesurvey noted for the record that the Formal Plans submitted and dated May 15, 2009 have a different layout from the Informal Plans submitted and dated January 26, 2009, all created by Eldredge Surveying & Engineering.

Comments:

Fire: The final plan must meet the requirements of the Orleans Emergency Access Bylaw (Chapter 90) adopted on May 10, 1993 which states that all roads in town must be cleared to 14' in height by 14' in width, which minimized damage to emergency vehicles. The applicant must meet the requirements of Massachusetts General Laws 148-26I which states the following:

CHAPTER 148. FIRE PREVENTION

Chapter 148: Section 26I. Multiple dwelling units; new construction; automatic sprinkler systems

Section 26I. In a city, town or district which accepts the provisions of this section, any building hereafter constructed or hereafter substantially rehabilitated so as to constitute the equivalent of new construction and occupied in whole or in part for residential purposes and containing not less than four dwelling units including, but not limited to, lodging houses, boarding houses, fraternity houses, dormitories, apartments, townhouses, condominiums, hotels, motels and group residences, shall be equipped with an approved system of automatic sprinklers in accordance with the provisions of the state building code. In the event that adequate water supply is not available, the head of the fire department shall permit the installation of such other fire suppressant systems as are prescribed by the state building code in lieu of automatic sprinklers. Owners of buildings with approved and properly maintained installations may be eligible for a rate reduction on fire insurance.

The applicant should rely on the advice of a Fire Protection Engineer to determine the best way to proceed. The sprinkler system must be monitored with an alarm system to a central station which calls Fire Department in case of a fire.

[NOTE: The applicant spoke up at this point and stated that all of the buildings will be sprinklered].

Only one alarm valve (which may consist of two flow valves) will be necessary to service the complex of multiple buildings.

Building: It is a requirement that no less than 30% of the property must be cleared back to its natural state which may include indigenous plants. The town adopted Massachusetts General Laws 148-26I which requires sprinklers in buildings as noted above in the Fire Department comments. Applicant will have to go before the Zoning Board of Appeals.

Water: There is not enough information regarding the various utilities for the Water Department to be able to adequately review the application (a clear utility plan must be provided). Water and gas mains are shown, but there is no service shown into the buildings. Applicant has stated that there will be full foundations. It appears that utilities will be crossing the sewer line multiple times. Gas service rules stated that they can not exist within 3' from doors and windows. Water mains must maintain 5' separation and can not cross other utilities. Sewer line must be sleeved with 10' separation on each side. Water mains must be sleeved from the street to the buildings. Individual water services have to be sleeved to the curb valve. All utilities must be clearly shown on the plan, and existing services must be cut and capped. The water meters must be pulled in their entirety. No large trees are allowed in the same area as the water mains. Sprinklers may need different larger sized water mains.

- Health:** The W/A treatment system for the units must be approved by Board of Health. The application must meet the new Nutrient Management regulations. Water line/sewer line conflicts must be resolved. Final design plan are needed to be submitted to the town.
- Highway:** Drainage calculations were provided, but seem to contain a mistake on the drainage towards Hubler Lane (it is shown as 44.6 in driveway – should read 43.6). Applicant will need to obtain a curb cut for the new driveway. The proposed cutting and removal of two town-owned trees - an 8" cedar tree (as well as a small pine tree) will require a Scenic Road Public Tree Hearing since Beach Road is designated as a scenic road.
- Conservation:** The nearby coastal bank must be determined and delineated on the plan.
Planning: Three guest parking spaces must be shown on the plan. The parcel of land is under a covenant and needs to be released before any construction can commence on the property.

Follow-Up Issues

Meservey noted that the following items need to be addressed before the continuation of the Formal Site Plan for Nauset Beach LLC, located at 223 Beach Road :

1. The Utility Plan must be completed.
2. Note underground electricity.
3. All utility conflicts must be addressed.
4. Work out possible coastal bank issue with Jenny Wood (Conservation Agent)
5. The plan must show that 30% of the land has been "left in its natural state" as per the By-law.
6. A Scenic Road Tree Hearing is required for the removal of trees in a public way, and possibly stone walls.

MOTION: On a motion by Chief William Quinn, seconded by Todd Bunzick, the Committee voted to continue the Formal Site Plan Review for Nauset Beach LLC to July 1, 2009, in order to allow the applicant to provide more inclusive plans to the town for review which include the concerns expressed at this meeting.

VOTE: 7-0-0 The motion passed unanimously

APPROVAL OF MINUTES: April 15, 2009

MOTION: On a motion by Todd Bunzick, seconded by Brian Harrison, the Committee voted to approve the minutes of April 15, 2009.

VOTE: 5-0-2 The motion passed by a majority. (Chief Quinn and Robert Canning abstained)

The meeting adjourned at 10:55 a.m.

Respectfully submitted:



Karen C. Sharpless
Recording Secretary