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SITE PLAN REVIEW COMMITTEE

August 5, 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).

PERFORMANCE BOND REVIEW: Dan Lounsbury (Cape Cod Construction Services)
Representative for Assad Daibes (Edgewater Orleans Associates, LLC), 148 Route 6A

The Site Plan Review Committee reviewed a document dated August 5, 2009, entitled, "Proposal for Performance Guarantee for 148 Route 6A" presented by Dan Lounsbury (Cape Cod Construction Services) as the representative for Assad Daibes (Edgewater Orleans Associates, LLC), for property located at 148 Route 6A. Meservey noted that the Landscaping Planting Plan was approved by the Conservation Commission. Documentation provided by Lounsbury requested approval for a submittal of a Performance Bond Guarantee in the amount of \$60,000.00 with a contingency of 25% for a total of \$75,000.00. Meservey noted that Site Plan Review Committee approval of the Performance Bond Guarantee will allow the applicant to move forward with improvements to the site and rental of the units. Lounsbury stated that the applicant would prefer to provide a Performance Bond Guarantee rather than a passbook savings account. Harrison noted that the Performance Bond only covers site plan issues and does not affect other outstanding issues from town departments, such as building codes issues, fire safety issues, etc. Wood noted that multiple planting plans have been submitted which need Conservation Commission approval and may not be approved due to the new location of portions of the buildings which now fall within the 100' buffer. Committee members discussed when the work should be completed and how to deal with unnecessary delays and agreed to authorize George Meservey to work with Town Counsel on the details. Committee members agreed that it would be best for 911 emergency response to give this property a road name and a separate numbering system from Route 6A.

Mark Budnick arrived at this point.

MOTION: On a motion by **Chief William Quinn**, seconded by **Bob Canning**, the Committee voted to authorize George Meservey to work with Town Counsel to create a suitable Performance Bond which coincides with the information contained in the Proposal for Performance Guarantee for 148 Route 6A in the amount of \$75,000.00, dated August 5, 2009.

VOTE: 7-0-0 The motion passed unanimously.

There was a committee discussion on outstanding pertinent issues as follows on the next page.

DISCUSSION:

The committee discussed and agreed on the following items:

- A separate road name be assigned to this property with its own set of building numbers.
- Sprinkler tests be performed.
- A Certificate of Compliance for the septic system must be obtained from the Orleans Health Department.
- No large trees can be planted that would interfere with the water lines, and water valves must be brought up to grade level after landscaping.

APPROVAL OF MINUTES: July 1, 2009

MOTION: On a motion by **Chief William Quinn**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of July 1, 2009 as amended.

VOTE: 7-0-0 The motion passed unanimously

The meeting adjourned at **10:22 a.m.**

Respectfully submitted:



Karen C. Sharpless
Recording Secretary