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SITE PLAN REVIEW COMMITTEE

October 21, 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); Bob Canning (Health); Robert Felt (Fire); Todd Bunzick (Water); Jennifer Wood (Conservation). **Absent:** Brian Harrison (Building); Mark Budnick (Highway).

INFORMAL REVIEW: Daniel Von Thaden, 4 Bay Ridge Lane

Daniel von Thaden explained his proposal to use an existing vacant retail building for the sales and services of small engines. Von Thaden stated that he will be contracting with a specific business which deals with the proper disposal of flammable liquids. Von Thaden agreed to research special containers for the storage of gas and oil. Von Thaden stated that no work will be done in the rear of the property.

Comments:

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| Fire: | There are concerns that storage of solvents, cleaning fluids and fuels is done adequately, particularly when the business is closed. Applicant must have working fire extinguishers on hand at all times. |
| Building: | Applicant must apply for review and approval to the Old King's Highway Regional Historical District Commission for any exterior changes to the building. All exterior lighting must conform to the Orleans Lighting bylaw (shielded and pointed downward) and manufacturer tear sheets must be provided for town review and must be shown on the plan. |
| Water: | There are no water department issues. |
| Health: | Any existing floor drains must be removed. The property was previously granted a variance for a small septic system. A letter from an engineer letter is required regarding the parameters of the proposed industrial use or factory use, not retail. |
| Conservation: | The property is within 100' of a wetland and the applicant will have to file with the Conservation Commission. Any proposed alterations to the parking space will require that the applicant file with the Conservation Commission. |
| Planning: | Adequate parking must be provided. |

MOTION: On a motion by **Bob Canning**, seconded by **Bob Felt**, the Committee voted to accept the plan entitled "*Site Plan – Proposed Sewage Disposal System*" prepared for Arie Oppelaar, drawn up by Ryder & Wilcox, plan originally dated February 9, 1989, with the most recent revision dated June 9, 1999, as the Formal Site Plan for Daniel Von Thaden, for property located at 4 Bay Ridge Lane.

VOTE: 5-0-0 The motion passed unanimously

INFORMAL REVIEW: David Currier, 152 Route 6A

David Currier explained his proposal to tear down an existing wooden farm stand and build a structure to house an office with an attached work bay and an apartment on the second floor.

Comments:

- Fire:** The septic system must be rated H20 to support vehicular traffic. A fire alarm system must be provided in the building to alert residents in case of an emergency. Access must be adequate for emergency vehicles.
- Building:** A commercial structure with an office and apartment is allowed in this district. All commercial uses must be clearly shown on the Formal Site Plan. This proposal must be reviewed and approved by the Architectural Review Committee. Any proposed signs must meet the requirements of the Orleans Zoning Bylaws §164-35. No business shall have more than three (3) signs. Applicant must address the issue of the two existing curb cuts. A landscaping plan must show a vegetation buffer between the abutting condominium units and the proposed commercial structure. A dumpster must be provided and shown on the Formal Site Plan. All exterior lighting must conform to the Orleans Lighting bylaw (shielded and pointed downward) and manufacturer tear sheets must be provided for town review and must be shown on the plan.
- Water:** The old water service must be cut and capped and a new water service will have to be installed, which will require applying for a state road opening permit. The applicant must work through the Orleans Water Department regarding road work due to the location of the fire hydrant on the opposite side of the state road. Time limitations for seasons. Better set of plans. Water = 5' separation from util and 10' from sewage.
- Health:** Additional soil testing will be required for this property. Applicant must work with the Health Department regarding adherence to applicable regulations. The Health Department must be notified of what the use will be for the work bay. All Title 5 requirements must be met for this property. No floor drains are allowed in the building.
- Conservation:** Do to the location of the property near a wetland, a silt fence must be provided. No runoff is allowed to flow into the buffer area.
- Planning:** This proposal is an allowed use in the Limited Business District and there is adequate space provided for parking.

There was a consensus of the Site Plan Review Committee that this application will have to come back for a Formal Site Plan Review.

FORMAL REVIEW (Continued): McShane Construction Company {referred to as Southside Realty trust}(for the John P. Hinckley, Jr. Affordable Housing Project), 257 Route 6A

Sean Riley (Coastal Engineering Company) explained the changes that were made to the Site Plan as a result of the Informal Site Plan review which include the following:

- The driveway has been reconfigured and moved to allow better emergency vehicle access to and from Route 6A and a larger radius on the road surface.
- The parking spaces have been relocated.
- The fire hydrant has been relocated.

- The water line has been moved to the rear of the buildings to avoid conflicts with the utility lines.
- A 10' wide water easement has been provide in the rear of the buildings.
- The houses have been moved farther away from the wetland buffer with only one of the decks slightly within the 100' buffer.
- A split rail fence has been provided along the limit of work.
- A visual buffer has been provided for the homeowners.
- An engineer's letter has been provided to the Health Department which provides a reason for the septic system components located under the pavement.

Comments:

- Fire:** The Fire Department concerns have been adequately addressed.
- Water:** The water line issues have been adequately addressed. The applicant will have to apply for a state highway road opening permit application.
- Health:** The relocation of the water line is satisfactory. Additional soil testing will need to be done with more required test holes.
- Conservation:** This application will need to be reviewed and approved by the Conservation Commission to adequately address all applicable wetland issues.
- Planning:** This application will need to be reviewed and approved by the Old King's Highway Regional Historical District Commission. The landscaping plan dated October 13, 2009 is acceptable.

MOTION: There was a motion by **Bob Canning**, seconded by **Todd Bunzick**, to accept the revised plan entitled, "Proposed Site Plan" for the project entitled "Southside Realty Trust" originally dated October 5, 2009 and revised and "Issued 10/13/09 for Regulatory Review" by Coastal Engineering Company as the formal plan for the affordable housing project located at 257 Route 6A.

Public Comments

Ernie Butilier expressed his opinion that he was not properly informed of the changes to this project before it was reviewed and approved by the Site Plan Review Committee.

Connolly questioned test holes being drilled for the monitoring system and it's location in a buffer area.

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

Conclusion:

Mesurvey agreed to forward a memorandum to the Zoning Board of Appeals indicating the vote taken at the Site Plan Review Committee on the project at 257 Route 6A.

APPROVAL OF MINUTES: October 7, 2009

MOTION: On a motion by **Bob Canning**, seconded by **Todd Bunzick**, the Committee voted to approve the minutes of October 7, 2009.

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

The meeting adjourned at **10:40 a.m.**

Respectfully submitted:

A handwritten signature in cursive script that reads "Karen C. Sharpless".

Karen C. Sharpless
Recording Secretary