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## **SITE PLAN REVIEW COMMITTEE**

**April 7, 2010 - 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); Deputy Chief Pike (Fire); Brian Harrison (Building); Todd Bunzick (Water); Jennifer Wood (Conservation).

### **INFORMAL REVIEW: Estates Landscape & Maintenance (Peter H. & Laurel A. Due) 10 Old Tote Road**

Meservey made a disclosure that he personally knows applicants, but has nothing to do with the landscaping business. No objections were voiced with Meservey remaining on the committee to review this application. Fire Inspector Robert Felt sat in the audience due to his status as an abutter to the property.

The applicants explained the proposal to build a 30' x 60' commercial building with an apartment, 1<sup>st</sup> floor garage with a landscaping shop. The applicants explained their plan to keep the front of the building looking like a residential dwelling to serve as a showplace for the construction and maintenance business. The applicants described the area to be used for the storage of plants.

### **Comments:**

- |                      |   |
|----------------------|---|
| <b>Fire:</b>         | Bulk storage of any kind of fuel is prohibited. Power washing of vehicles is prohibited.  |
| <b>Health:</b>       | Property is subject to new treatment management regulations and may need an I/A system. Applicant may need to apply for a variance from the Board of Health. Floor drains are prohibited in the facility.   |
| <b>Water:</b>        | A determination must be made on the need for a sprinkler system and what size would be required. Formal Site plan must show all utilities and the required separations between them.  |
| <b>Highway:</b>      | 25-year storm drainage must be contained on-site and drainage calculations must be prepared by a Professional Engineer and provided to the town and shown on the Formal Site Plan. Applicant will have to apply for a curb cut application for the additional driveway.   |
| <b>Conservation:</b> | There is no wetland delineation for this area.  |
| <b>Building:</b>     | There is no clear way to fit this application for a service type business into the Orleans Zoning Bylaws Use tables within the Limited Business District. The closest fit seems to be the sale of agricultural, farming and gardening by a Special Permit from the Zoning Board of Appeals. This application would need |

to be reviewed and approved by the Architectural Review Committee. 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. 25-year storm drainage must be contained on-site and drainage calculations must be prepared by a Professional Engineer and provided to the town and shown on the Formal Site Plan. Any proposed signs must meet the requirements of the Orleans Zoning Bylaws 164-35. No business shall have more than three (3) signs. Application must adhere to the building code for a mixed use building and may required sprinklers in the whole building if contained in one structure. If the buildings are separated, then the residential area must have sprinklers. The building must be handicapped accessible. Building must meet the structural requirements for a high wind zone. The building must adhere to the energy code. Application must meet all of the requirements of the town departments.

**Planning:**

**Public Comments:**

**Bob Felt (9 Old Tote Road)** expressed his concerns with flooding in this area and how it may affect his property. Felt stated that the Wise Living complex has already impacted drainage in the area.

**Diane Stinson (8 Old Tote Road)** expressed concerns with many aspects of the project, including flooding, number of vehicles, storage of plants and landscaping materials, etc.

**CONSENSUS:** There was a consensus of the committee that this application will require a formal site plan that addresses the concerns raised at this meeting.

**APPROVAL OF MINUTES: February 17, 2010**

**MOTION:** On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of February 17, 2010.

**VOTE: 4-0-3 The motion passed by a majority.** (Todd Bunzick, Mark Budnick, and Deputy Fire Chief Anthony Pike abstained)

The meeting adjourned at **10:28 a.m.**

Respectfully submitted:



Karen Sharpless  
Recording Secretary