

SITE PLAN REVIEW COMMITTEE

May 19, 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); Robert Felt (Fire); Brian Harrison (Building). **Absent:** Jennifer Wood (Conservation); and Todd Bunzick (Water).

INFORMAL REVIEW: Brewster Welding (c/o Wayne Garfield), 43 Finlay Road

David Lajoie (FELCO Engineering) explained the proposal to add a 3-bay 1,500 square foot steel addition on an existing building at 43 Finlay Road. Lajoie explained that Brewster Welding currently occupies 2 bay in the existing building and would like to create more indoor working space. Lajoie explained that the building addition would cover existing pavement. Lajoie stated that the original site plan was approved in 2005 which provided six parking spaces in front of the building. Lajoie discussed green space provided on the site and stated the septic system handles 700 gallons per day and there will be no increase in the number of employees. Lajoie stated the intention of the applicant to install a second enclosed dumpster on the site.

Comments:

- Fire:** A fire suppression system is not required. The septic system will have to have H2O components which can support the weight of emergency vehicles.
- Building:** The brand new building does not have an occupancy permit and existing permits have never been closed out. There is a question of whether Site Plan has been completed for the building since no inspection has ever been performed and there are no final affidavits from any engineers of record on file with the town. No floor plans, delineation of intended uses for the building, or frame inspections have been done. 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. Parking must be delineated as well as what space will be used for storage. 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, since there are none are presently on file at the town hall. Floor area ratio must be provided for the town records and shown on the Formal Site Plan as noted under 164-34 D (3) in the Orleans Zoning Bylaws. Due to the building anticipated to be over 35,000 square feet, it must be constructed under the standards of controlled construction. Depending on the use and size of the

- proposed spaces and type of work (i.e. woodworking) sprinklers and /or fire protection systems may be required.
- Health:** Applicant must provide proof to the Health Department that there will be no increase in flow with the proposed addition to the building. Any increase in sewage flow will result in the requirement of an installation of a new septic system. It should be noted that in 2005 the septic system for the building was approved for 4 employees and 1,000 square feet of office space at 135 gallons per day. The reserve area must be clearly delineated on the Formal Site Plan. No floor drains are allowed in any of the bays. Drainage must be contained on-site. Documentation must be provided regarding the tenant use of the dumpster. Documentation must be provided that the lot is not conditioned as open space under subdivision rules and regulations.
- Highway:** 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. The curb cut needs to be closed to 30 feet in width.
- Planning:** Applicant must comply with all requirements from the other town departments.

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

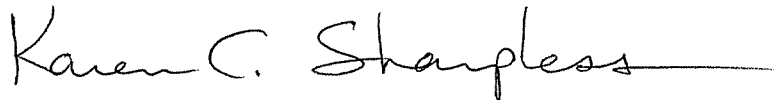
APPROVAL OF MINUTES: April 7, 2010

MOTION: On a motion by **Bob Felt**, seconded by **Bob Canning**, the Committee voted to approve the minutes of April 7, 2010.

VOTE: 5-0-0 The motion passed unanimously

The meeting adjourned at **10:19 a.m.**

Respectfully submitted:



Karen Sharpless
Recording Secretary