

K. Deling
TOWN OF ORLEANS
TOWN CLERKS OFFICE

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SITE PLAN REVIEW COMMITTEE

August 18, 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); Ericka Wood (Health); Robert Felt (Fire); Brian Harrison (Building); Susan Brown (Water); **Absent:** Jennifer Wood (Conservation).

INFORMAL REVIEW: Nauset Auto Sales (c/o Russell Cabral), 5 Nell's Way

Russell Cabral described the changes made since the last Site Plan Review Committee review and approval of the property at 5 Nell's Way in 2008. The new proposal is for sale of automobiles with no residential apartments. The plan will require Zoning Board of Appeals review and approval.

Comments:

- Fire:** The applicant must maintain adequate access for emergency apparatus on multiple sides of the building. No sprinklers are required for this building.
- Health:** This is a change in use for the building and the Health Department requires a Certificate of Compliance within one year of the application or a Title 5 inspection. The applicant must provide a letter with an Engineer's certification that the system is adequate for the intended flow. No floor drains are allowed. There is an existing septic system, but applicant must obtain a letter from his engineer that the system has the required capacity under the code.
- Water:** Water meter must be accessible at all times.
- Highway:** Drainage issues must be addressed to avoid flow going off-site. An "As built" plan must be filed with the town.
- Building:** All exterior changes must be reviewed and approved by the Old King's Highway Historical District Committee. Application must be reviewed and approved by the Zoning Board of Appeals a Special Permit or variance.
- Planning:** All property line setbacks must be adhered to on-site which may require adjustment to the paved area. Applicant must be reviewed and approved by the Zoning Board of Appeals. Parking spaces must be striped or wheel stops provided.

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

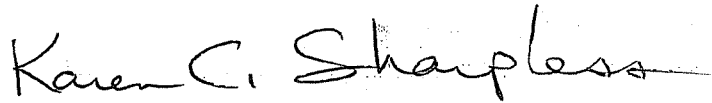
APPROVAL OF MINUTES: June 16, 2010

MOTION: On a motion by **Mark Budnick**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of June 16, 2010.

VOTE: 4-0-2 The motion passed by a majority. (Susan Brown & Bob Felt abstained)

The meeting adjourned at **10:14 a.m.**

Respectfully submitted:

A handwritten signature in black ink that reads "Karen C. Sharpless". The signature is written in a cursive, flowing style.

Karen Sharpless
Recording Secretary