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SITE PLAN REVIEW COMMITTEE

October 6, 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); Todd Bunzick (Water); Jennifer Wood (Conservation).

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

Russell Cabral gave Site Plan Review Committee members an updated site plan with a revision date of September 28, 2010 and explained changes to the plan. Cabral noted there is a proposed trench drain across the driveway with a 4' x 6' pit covered with 3' of stone. Cabral noted that trees will be planted within the 10' setback. Cabral stated that Tim Brady (East Cape Engineering) has submitted a letter regarding the septic system to the Health Department. Cabral stated that he proposes to have 20 cars on display and will be operating under the existing license granted from the Board of Selectmen's office for his address on Baker's Pond Road.

Comments:

Fire:	Fire Department issues have been addressed.
Health:	Letter regarding septic system will be reviewed by the Board of Health at their next meeting and a determination will be made whether the septic system will require an inspection. No septic components are noted on the current site plan, but it was noted that a previously approved site plan shows the septic system on the property.
Water:	No Water Department changes.
Highway:	Runoff from property onto Nell's way has been addressed.
Conservation:	No Conservation Commission comments.
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. Changes to the exterior of the building must be reviewed and approved by the Old King's Highway Historical District Committee. Parking spaces must be clearly defined and submitted to the for town records based on the size of the display area and the number of cars to be displayed. The plan will have to be reviewed and approved by the Zoning Board of Appeals. No auto repairs allowed in the storage building. No hazardous materials in the storage building. Parking calculations must be adhered to.
Planning:	Parking calculations must be determined and parking areas must be striped and certified to adhere to 10' setback from property line/

MOTION: On a motion by **Bob Felt**, seconded by **Brian Harrison**, the Committee voted to approve the Formal Site Plan, with the most recent revision date of September 28, 2010, for Nauset Auto Sales, owner Russell Cabral to be located at 5 Nell's Way with the following notations:

- Relief on the parking requirements may be necessary, depending on the number of vehicles displayed for sale;
- The plan does not show the Title 5 system, which is shown on a previously approved site plan.

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

APPROVAL OF MINUTES: September 1, 2010

MOTION: On a motion by **Brian Harrison**, seconded by **Bob Canning**, the Committee voted to approve the minutes of September 1, 2010.

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

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

Respectfully submitted:



Karen Sharpless
Recording Secretary