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For Official Use Only

SITE PLAN REVIEW COMMITTEE

November 3, 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); Bob Canning (Health); Robert Felt (Fire); Brian Harrison (Building). **Absent:** Mark Budnick (Highway); Todd Bunzick (Water); Jenny Wood (Conservation).

INFORMAL REVIEW: Tedd's Garage, Inc. (c/o Theodore Klinefelter), 140 Route 6A

Theodore Klinefelter presented an Informal Site Plan Review application for Tedd's Garage to re-establish a fuel service at 140 Route 6A. Klinefelter indicated his intent to sell the property for a gas station use without repair or towing service. Klinefelter indicated he still holds an unrestricted used car license and asserts that his permit is for a pre-existing, non-conforming use. There is a zoning question of whether the original use was abandoned.

Comments:

- Fire:** The old gas tanks were removed. Automatic cut-offs are required. Two people must remain on-site at all times. The use must meet all current standards for new systems.
- Building:** Architectural Review Committee review and approved is required. 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.
- Health:** A new septic system is required for the property. Compliance with the Nitrogen Regulations is required. 75 gallons/island required flow. A variance is required if the use exceeds the flow under Nitrogen Regulations. No floor drains are allowed.
- Planning:** A Formal Site plan will be required.

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

INFORMAL REVIEW: Balanced 4 Fitness Studio (c/o Andrea "Andi" Hibbert), 210 Main Street

Andrea Hibbert presented an Informal Site Plan Review application for a pilates studio which is currently operating as a home occupation. Hibbert stated that the operation includes personal training and semi-private training which is currently full with 16 clients. Hibbert indicated her intent to move the operation to 210 Main Street in 980 square feet of space with 2 bathrooms. Hibbert noted that there is adequate parking with other businesses. Hibbert indicated her opinion that this provides a professional educational opportunity for clients.

Comments:

- Fire:** This use is allowed if there is no impact on the current alarm system. This application is exempt from the requirement for a sprinkler system. Lock boxes must be provided on the building.
- Health:** This application may qualify as an educational facility. Bathrooms must be handicapped accessible if they were not open to the public previously.
- Building:** A determination must be made for a flow for this type of use. Nitrogen regulations must be adhered to. An engineer must address the septic capacity issue and provide a letter to the town certifying that it is adequate for the intended use.
- Planning:** Recommendation is to waive the formal review.

MOTION: On a motion by **Bob Felt**, seconded by **Brian Harrison**, the Committee voted to waive the Formal Site Plan Review for Balanced 4 Fitness Studio (c/o Andrea "Andi" Hibbert), to be located at 210 Main Street subject to the following conditions:

1. An inspection of the alarm system.
2. The septic system issues must be resolved by the Health Department.

VOTE: 4-0-0 The motion passed unanimously.

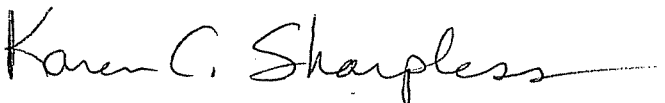
APPROVAL OF MINUTES: October 20, 2010

MOTION: On a motion by **Bob Felt/Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of October 20, 2010.

VOTE: 4-0-0 The motion passed unanimously.

The meeting adjourned at 10:53 a.m.

Respectfully submitted:



Karen Sharpless
Recording Secretary