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For Official Use Only

SITE PLAN REVIEW COMMITTEE

January 20, 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); Jennifer Wood (Conservation). Absent: Todd Bunzick (Water).

INFORMAL REVIEW: Richard Cryer, 52 Willie Atwood Road

Timothy Holmes and other representatives for the homeowner, Richard Cryer presented information for the Informal review for the installation of a wind tower to be attached to a building at 52 Willie Atwood Road to generate electricity from a company known as Sun Wind LLC. Holmes noted that the building is located within 100' of a coastal bank and there are wetlands in the area. Holmes stated that David Lyttle (Ryder & Wilcox) has surveyed the area and there is an existing Order of Conditions for a garage under construction which will need to be amended for the proposed wall-mounted turbine. Holmes noted that the homeowners are seasonal and the turbine will provide 50-75% of their electrical load after installation.

Comments:

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| Fire: | This is a new technology which is ahead of the current codes and the Fire Department would like to remain in contact with the applicant as this project progresses. |
| Health: | Noise levels cannot exceed the maximum sound emissions as established in the Department of Environmental Protection's noise policy. |
| Conservation: | The applicant is scheduled on the agenda for review by the Conservation Commission for Tuesday. |
| Building: | The applicant will need to go to the Zoning Board of Appeals for relief. |
| Highway: | There are no Highway Department comments. |
| Planning: | A Special Permit will be required from the Zoning Board of Appeals for a non-commercial wind turbine. |

MOTION: On a motion by **Brian Harrison**, seconded by **Bob Felt**, the Committee voted to waive the Formal Site Plan Review and accept the Informal Site Plan Review application for Richard Cryer for property located at 52 Willie Atwood Road.

VOTE: 6-0-0 The motion passed unanimously.

FORMAL REVIEW: Richard Pozzo, 203 Route 28

Bob Freeman (Schofield Brothers) and Richard Pozzo (prospective buyer) presented a revised Site Plan showing additional drainage and exterior lighting. Freeman stated that this application is for a 26,000 square foot property in the residential district shown as a cape style office building with existing parking shown on the plan. Freeman further stated that the property is located in Groundwater Protection Districts 2 & 3. Freeman noted that the existing septic system was installed in 2001. Freeman indicated that the application is for a proposed residence with a drive under garage, accessory to existing office space to be accessed from Old Timer's Lane. Freeman noted there are drainage and lot coverage issues on-site and from Old Timer's Lane. Freeman stated that this application will need review and approval from the Zoning Board of Appeals. Freeman indicated the need to do soil testing on the property. The applicant stated the only storage will be for building materials, with no woodworking on site, and no space will be rented out.

Comments:

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| Fire: | Tanks under the driveway must meet H20 standards for emergency access. Applicant must indicate what will be stored on the property. Adequate turning radius must be provided for emergency equipment. |
| Health: | The reserve area must be shown on the plan. In order to obtain a building permit, floor plans must be submitted and reviewed by Health Department. Intended use of the garage and restroom facilities will determine the flow calculations. The commercial storage area must be inspected and a size determination must be made prior to construction. All utilities must be shown on the site plan and submitted to town hall. No hazardous materials including solvents are allowed. No floor drains are permitted. |
| Highway: | No Highway Department comments. |
| Conservation: | No Conservation Department comments. |
| Building: | No water line is shown on the site plan. A curb cut permit will be required for the proposed driveway. The area to be retained in its natural state must be delineated on the site plan. Screening must be provided between properties. The uses must be clarified. There is no grandfathering in the use proposed. All construction must conform to the current building code at the time of construction. A fire sprinkler system 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. |
| Planning: | Details must be provided on the site plan regarding the percentage and location of land to be left in its natural state. All drainage issues on the property must be addressed. Driveway surface materials must be shown on the final plan. All utilities and dumpster location must be shown on the site plan. Parking spaces in the parking area must be delineated. |

There was a consensus of the Site Plan Review Committee that due to the remaining outstanding issues, this application will be continued to a future Site Plan Review Committee meeting.

APPROVAL OF MINUTES: January 6, 2010

MOTION: On a motion by **Brian Harrison**, seconded by **Bob Felt**, the Committee voted to approve the minutes of January 6, 2010.

VOTE: 5-0-1 The motion passed by a majority. (Mark Budnick abstained)

The meeting adjourned at **10:35 a.m.**

Respectfully submitted:

Karen Sharpless
Recording Secretary