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SITE PLAN REVIEW COMMITTEE

February 17, 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); Jennifer Wood (Conservation).

FORMAL REVIEW (Continued): Richard Pozzo, 203 Route 28

Brian Harrison stated that if the application has been revised to be a one and two family home with a home occupation, then there is no requirement for a Site Plan Review Committee review. Meservey noted that the application has changed from a commercial enterprise to a single family home with a customary occupation. The applicant indicated that he has filed an application for a special permit through the Zoning Board of Appeals. Brian Harrison stated that one and two family homes are exempt. Harrison noted that previously the applicant had applied to Site Plan Review Committee for a pre-existing, non-conforming use. Bob Freeman and Richard Pozzo explained changes made to the previous site plan as requested by Site Plan Review Committee members. Committee members reminded the applicant of the need for review and approval by the Architectural Review Committee and the Zoning Board of Appeals.

- Fire:** Property has adequate access for emergency vehicles. Any fire permitting issues can be handled directly through Fire Department.
- Health:** Water line must be shown on the Formal Site Plan.
- Building:** There are limits on signage for a home occupation.

MOTION: On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to accept the Formal Site Plan prepared by Schofield brothers of Cape Cod for Richard Pozzo with the latest revision date of February 3, 2010 subject to a drainage plan being designed and approved if the Special Permit is granted, and the water line must be shown on the final Formal Site Plan and submitted to the Town of Orleans.

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

APPROVAL OF MINUTES: January 20, 2010

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

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

The meeting adjourned at 10:15 a.m.

Respectfully submitted:

A handwritten signature in black ink that reads "Karen C. Sharpless". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Karen Sharpless
Recording Secretary