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SITE PLAN REVIEW COMMITTEE

November 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:** Mark Budnick (Highway); Bob Canning (Health); Robert Felt (Fire); Brian Harrison (Building); Todd Bunzick (Water). **Absent:** George Meservey (Planning); John Jannell (Conservation).

INFORMAL REVIEW: JoMama's New York Bagels (c/o Rick Borgea), 125 - 129 Route 6A

Rick Borgea explained his proposal to enlarge the restaurant known as JoMama's New York Bagels to create 20 additional customer seats. Borgea stated there will be no structural changes to the building, and access to the additional area would be from that front door. Borgea stated his long range plan would be to open up the space and combine the two units.

Comments:

- Fire:** No strobes or additional lighting will be required. All egresses must be kept clear at all times.
- Building:** This appears to be a change of use from retail to assembly which would require a building permit. Complete plans need to be submitted to the Building Department. Any project over 35,000 square feet must be submitted by an architect or engineer. A determination must be made as to the category this fits into. Fast food restaurants are not allowed in town and require a Special Permit from the Zoning Board of Appeals. There may be a way to re-categorize this as a conventional restaurant depending on the written description of the business aspects. Applicant must demonstrate that there is adequate parking for all the businesses in this building and whether it is located in the front or rear of the building. The handicapped parking space in front must be clearly marked with a handicapped sign in order to be legal. There is a gas line and multiple tripping hazards with rear parking and patrons using the side hill to access the front of the building. The curb cuts to the rear of the building are in deplorable shape and must be repaired. Parking spaces must be clearly striped and identified. The stairs to the main platform in the rear of the building need to be inspected and approved. A plan must be submitted outlining all the parking spaces.
- Highway:** There are parking issues for this building. Both curb cuts onto Brewster Cross Road are in bad shape and must be repaired. A curb cut permit would be required for the rear of the building parking area. Drainage issues must be addressed.
- Water:** Any work in the basement would require revamping of the water and utility lines into the basement.

Health: The request for an increase in seats would result in an increase in sewage flow which could require an upgraded septic system, a need for larger tanks, leaching area and reserve area. An engineer would have to look at the system and provide a letter to the town on adequacy. The basement area can only be used for dry storage of equipment. The basement would have to be finished off in order to use for any food storage. The kitchen must be fully compliant for any intended use which would enlarge the operation or increase the flow. A change in use would require an inspection of the septic system.

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: November 3, 2010

MOTION: On a motion by **Bob Felt**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of November 3, 2010.

VOTE: 5-0-0 The motion passed unanimously.

The meeting adjourned at **10:23 a.m.**

Respectfully submitted:



Karen Sharpless
Recording Secretary