

K. J. Doherty, Assl.
TOWN OF ORLEANS
TOWN CLERKS OFFICE

11 MAR 16 AM 10:39

FOR OFFICIAL USE ONLY

SITE PLAN REVIEW COMMITTEE

MARCH 2, 2011 - 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); Ericka Wood (Health); Bill Quinn (Fire); Brian Harrison (Building); Todd Bunzick (Water); and John Jannell (Conservation).

INFORMAL REVIEW: MAHO, LLC, 65 Old Colony Way

Stephanie Sequin (Ryder & Wilcox) and Todd Thayer (property owner) presented proposed site plan changes from the previous site plan reviewed by the Site Plan Review Committee in June 2010. Sequin stated that the revised dimensions of the building are 140' long by 60' wide with a covered entranceway in the front. Sequin described the total building area as 8,400 square feet of enclosed area (gross floor area) and 288 square feet area between the three porches for a total of 8,688 building coverage. At the entryways there will be vestibules, which are not usable office space and have been subtracted from the useable office space for a remaining gross floor area of 8,025 square feet of actual office space, including bathrooms and storage areas. Sequin stated there has been no change in parking requirements. Sequin noted that the footprint of the building is larger than the one submitted in June 2010. Sequin acknowledged an off-site wetland, but stated that the building is outside the 75' buffer. Sequin indicated that there may be a parking lot encroachment within the 75' wetland buffer zone, but does not fall within the 50' wetland buffer zone. Sequin stated that parking calculations are based on a medical center with 39 spaces provided for 11 exam rooms. Sequin reported that the Board of Health determined that the physicians are on staff for consultation and are not considered to be as a dense a medical use.

Comments:

- Fire:** Under Massachusetts General Law Chapter 148, Section 26G applicant will need to sprinkler the building (with a complete fire alarm service) due to its size which is over 7,500 square feet. The best water service location for the sprinkler system would be in the northeast corner of the building for convenient access by the Fire Department. Monitored system would trigger the need to provide a lock box by law. All indoor rooms must be large enough to allow for maneuverability of Fire Department stretchers.
- Building:** Exterior changes must be reviewed and approved by the Architectural Review Committee. A detailed landscaping plan must be submitted to the town. A bicycle rack must be provided. 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. Adequate screening must be provided from surrounding residential uses. Project is over 35,000 cubic feet and must be constructed under controlled construction with a sprinkler system installed. All electrical wiring must be medical grade wiring. All exterior lighting must conform to the Orleans Lighting bylaw (shielded and pointed downward) and manufacturer tear

- Water:** sheets must be provided for town review and must be shown on the plan. Applicant was informed that the Zoning Board of Appeals can authorize a reduction in parking. All utilities must be shown on the Formal Site Plan. There must be a 5' separation maintained from the water line and all underground utilities. A fire sprinkler line will be required. Utility space inside the building must be sufficient and readily accessible for a double check valve. Installation of the fire sprinkler system will need to be coordinated with the Water and Fire Departments.
- Conservation:** There is an open Order of Conditions on the property located at 65 Old Colony from a previous developer plan approval. All development must be kept out of the 75' wetland buffer. File history is similar to this plan. A modified plan must be submitted showing that everything has been kept out of the 75' wetland buffer. A previous landscape plan submitted by a developer was approved. Drainage plans must be clarified and submitted to the town (i.e. proposed swales or subsurface).
- Health:** This proposal falls under the category of a professional office with physicians in consulting roles which would be designed for under 10 gallons per day per 10,000 square feet. The septic under the parking must meet H2O standards.
- Highway:** 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. All existing contours must be shown on the Formal Site Plan. A curb cut permit is required for this application.
- Planning:** An approved Formal Site Plan will be required before the Zoning Board of Appeals meeting.

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: February 16, 2011

MOTION: On a motion by **John Jannell**, seconded by **Todd Bunzick**, the Committee voted to approve the minutes of February 16, 2011.

VOTE: 6-0-1 The motion passed by a majority. (*Chief William Quinn abstained*)

The meeting adjourned at **10:20 a.m.**

Respectfully submitted:



Karen C. Sharpless
Recording Secretary