



## SITE PLAN REVIEW COMMITTEE

JUNE 1, 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. **The following Departments were present:** Bob Canning (Health); Robert Felt (Fire); Brian Harrison (Building); John Jannell (Conservation). **Absent:** George Mcscrvey (Planning); Mark Budnick (Highway) and Todd Bunzick (Water).

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### INFORMAL REVIEW: South Cape Seafood, Inc. (c/o Mark S. Bulman), 16 Industry Way

Mark Bulman was present for the informal site plan review for a wholesale operation of regarding and shipping lobsters from local fisherman through the use of a re-circulating saltwater system.

#### Comments:

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- Fire:** Building numbers must be clearly posted. Emergency access must be maintained around the building.
- Health:** State permits must be obtained for wholesaling lobster. The septic system must be evaluated by an engineer to determine if the use falls under the same use category it was designed for. The septic system was installed under a previous code. There are concerns with the possibility of nuisance issues and odor complaints. Applicant must clearly show how waste will be stored. The operation cannot create a nuisance. Applicant has stated that dry storage in the unit will be for packing materials. A current plan must be filed with the town.
- Conservation:** There are no conservation issues.
- Building:** It must be determined what a 2,500 gallon lobster tank with bio-bed filtration system is considered under the code. The applicant has applied for an electrical permit. There is a history of non-compliance for this property for previous site plan requirements.
- Planning:** There are site deficiencies from the previous site plan filings. There are three curb cuts where only two have been approved. No improvements were ever made to this site, including storage of debris. A bicycle rack is required on-site. Green spaces must be provided on-site and shown on the site plan. This site may require a Special Permit from the Zoning Board of Appeals under the zoning bylaw. Green space and plantings are required. Discarded materials are taking up parking spaces (see 1987 plan). Stormwater improvements have never been made to the site (see 1997 filing). Catch basins are missing.

*There was a consensus of the Site Plan Review Committee that this application will have to come back for a Formal Site Plan Review as there are outstanding issues from previous site plan filings. Site Plan Review Committee members felt that it would be prudent to discuss outstanding issues with the new owners of the property, not just individual applicants.*

**APPROVAL OF MINUTES: May 18, 2011**

**MOTION:** On a motion by **Brian Harrison**, seconded by **Bob Canning**, the Committee voted to approve the minutes of May 18, 2011.

**VOTE:** 3-0-1 The motion passed by a majority. (Bob Felt abstained)

The meeting adjourned at 10:53 a.m.

Respectfully submitted:

A handwritten signature in cursive script that reads "Karen C. Sharpless". The signature is written in black ink and is positioned above a horizontal line that spans the width of the page.

Karen C. Sharpless  
Recording Secretary