

## SITE PLAN REVIEW COMMITTEE

JUNE 15, 2011 - Minutes

IC Downing, Asst  
ORLEANS TOWN CLERK

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); Todd Bunzick (Water); John Jannell (Conservation). **Absent:** Brian Harrison (Building).

### INFORMAL REVIEW: Russell Sylvia and Julie Peterson, 99 Route 6A

*Fire Chief William Quinn, Jr. made a disclosure, as an audience member, that he was present at the meeting as a seller with controlling interest and as a representative for his father, William P. Quinn, Sr. for the property located at 99 Route 6A.*

Julie Peterson stated interest in buying the property located at 99 Route 6A with the intent to rent it out as a small office or for retail. Peterson stated she does not have a tenant at this point.

#### Comments:

- Fire:** Applicant is not required to have a fire alarm system, but it is suggested for safety reasons. Adequate emergency access to the building must be maintained and clearly marked so that it is visible from the street.
- Health:** The property has received a Board of Health variance for retail or office use, but doctor, chiropractor or dental office use is not allowed. There is limited flow which would be allowed for an office, professional office or retail store use. The existing septic system will have to be inspected. Use of the building as an art gallery is acceptable.
- Water:** The applicant may need to obtain a utility easement if the water line needs to be replaced.
- Highway:** Applicant must be sure that curb cuts, access and storm drainage issues have been addressed.
- Conservation:** There are no conservation issues.
- Planning:** The parking spaces provided are sufficient due to small size of building. Applicant has been requested to stripe the parking spaces before the opening of any business.

**MOTION:** On a motion by **John Jannell**, seconded by **Robert Felt**, the Committee voted to waive the Formal Site Plan Review for the property located at 99 Route 6A, pending resolution of outstanding issues with water and septic.

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

**INFORMAL REVIEW: Orleans Bowling Center (c/o David Currier), 191 Route 6A**

David Currier explained his proposal to eliminate three bowling alleys and install a kitchen and tavern with seating.

**Comments:**

- Fire:** A determination will have to be made whether the whole building will need a sprinkler system based on a Building Department review of the size of the project. Appropriate kitchen upgrades are required including a suppression system.
- Health:** The elimination of 3 bowling alleys frees up 300 gallons per day of flow which would be suitable for a tavern. The tavern would be limited to eight seats if washable dishes and silverware are used or fifteen seats if disposable items are used. The septic system needs a grease trap and must be shown by an engineer as adequate for the proposed change of use. Board of Health approval must be obtained for food consumption in the tavern and bowling alley. An Engineer must design the system alterations. The Board of Health needs to review and approve all kitchen plans and equipment specifications and physical facilities. It must be determined if the septic system falls under local or state jurisdiction.
- Water:** Applicant will have to obtain a State Road Opening Permit if a fire line is required. Water supply will have to be determined based on a Building Department determination of the project.
- Highway:** No Highway Department comments.
- Conservation:** No Conservation Department comments.
- Building:** A Special Permit from the Zoning Board of Appeals will be required for the restaurant. This is a pre-existing, non-conforming use in a Limited Business District. 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. Architectural Review Committee review and approval would be required for any exterior changes. Parking is sufficient for the use. All signs must be reviewed and approved by the Architectural Review Committee. Sign permits must be obtained through the Building Department.
- Planning:** Same comments as noted by other departments.

*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: June 1, 2011**

**MOTION:** On a motion by **Bob Canning**, seconded by **Robert Felt**, the Committee voted to approve the minutes of June 1, 2011.

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

The meeting adjourned at **10:22 a.m.**

Respectfully submitted:

A handwritten signature in black ink that reads "Karen C. Sharpless". The signature is written in a cursive, flowing style.

Karen C. Sharpless  
Recording Secretary