

C. May

SITE PLAN REVIEW COMMITTEE**September 21, 2011 - Minutes**

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

FORMAL REVIEW: Orleans Bowling Center, Inc. (c/o David Currier, Jr.), 191 Route 6A

Stephanie Sequin (Ryder & Wilcox) and David Currier were present for the Formal Site Plan Review for the Orleans Bowling Center, located at 191 Route 6A. Sequin stated that after a survey of the property, the site plan for this property shows the existing conditions. Sequin noted the proposal to reduce the number of bowling alleys from 14 to 11 and construct a tavern with 15 seats. Sequin stated that the impervious area and floor area space would be less what is allowed in the Limited Business District. Sequin stated that the existing septic system was designed and installed in 2000 for 14 bowling lanes at a rate of 1,409 gallons per day. Sequin noted that the elimination of 3 bowling alleys would be an equal swap for the 15 seats proposed for the tavern with regard to the capacity of the septic system. The septic system was inspected in August and is in good working condition. The only modification is the required addition of a grease trap which will be tied to the existing system. The existing dumpster at the northeast corner of the bowling alley will remain in a fenced enclosure. Water service will be installed from Route 6A to the bowling alley with a 10' separation from the leaching system and 5' from the existing gas line. There are 51 existing parking spaces which exceeds the 35 required under the zoning bylaws.

Comments:

- Fire:** Any requirements for a sprinkler and/or alarm system will be handled through the permitting process.
- Building:** Comments were made at the informal stage of this process. This application will require review and approval from the Zoning Board of Appeals for a Special Permit.
- Water:** Applicant will need to apply for a State Road Opening Permit. Water line sleeves may be required in order to maintain separation requirements from utility lines.
- Health:** Board of Health granted approval on September 1st for the paper service. This is considered a minor food establishment. The 3 bowling alley lanes for 15 seats in the proposed tavern is considered an even swap, and will not require a septic system upgrade other than the required grease trap. An engineer's letter regarding the change of use and the adequacy of the septic system must be submitted to the town. Floor plans for the food establishment of the building must be submitted to the Health Department. All Federal, State and local food codes must be met.
- Conservation:** There are no Conservation Commission issues.

MOTION: On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the Formal Site Plan for the Orleans Bowling Alley, located at 191 Route 6A, subject to the granting of a Special Permit by the Zoning Board of Appeals.

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

Bob Felt recused himself as a nearby abutter to this property. Mark Budnick arrived at the meeting.

FORMAL REVIEW: Spaulding Rehabilitation Hospital, 65 Old Colony Way

Stephanie Sequin (Ryder & Wilcox), Todd Thayer and Attorney Duane Landreth were present for the Formal Site Plan Review for Spaulding Rehabilitation Hospital to be located at 65 Old Colony Way. Sequin distributed drainage calculations to the Site Plan Review Committee members. Sequin stated that proposal is for an 8,400 square foot office building (located in the Limited Business District) with a portion of it (4,200 square feet) to be used by RHCI for rehabilitation therapy services. Sequin stated that it is not currently known who the tenant would be for the rest of the building. Sequin noted that the building will be located in the Groundwater Protection District #4 and is subject to the Board of Health Nutrient Management Regulations which is limited to 621 gallons per day. The Board of Health has determined that the flow has been calculated as if it were for an office use, rather than a medical use. Sequin stated that 34 parking spaces have been provided but only 28 are required by the zoning bylaw. Sequin informed the committee that the building height will be 29', which falls under the 30' maximum building height regulation. Sequin indicated that the landscaping plan shows buffer plantings, parking lot and sidelines. Attorney Landreth referred to §164-34 in the Orleans Zoning Bylaws regarding parking calculations.

Comments:

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| Fire: | Mesurvey read an e-mail from Chief William P. Quinn regarding access to the building, sprinklers, alarms and turning radius of the driveway. |
| Building: | Final parking calculations will have to be determined by Zoning Board of Appeals Special Permit process based on either office or medical use. |
| Water: | Utility space is required and must be maintain as accessible. Separation must be maintained between utilities and water service. |
| Health: | Unit 1 portion of the building must be used as a professional office space, not medical space in order to maintain compliance with the Nutrient Management Regulations. Septic system design must be reviewed and approved. At least one hole must be reviewed in the reserve area. The basement area must be clearly marked as a utility room, and cannot be used for office space. |
| Conservation: | Conservation Commission reviewed this plan on September 20 th and the existing Order of Conditions was approved as amended after the public hearing. The drainage infrastructure is outside the jurisdiction of the Conservation Commission. |
| Highway: | Drainage calculations were provided at the meeting. Any landscaping and/or irrigation in the town layout must be approved by the Board of Selectmen. Curb Cut Permits must be obtained. |
| Planning: | Any tree trimming or removals in the town layout must be handled through a public shade tree hearing. Chief Quinn - sprinkler protection - fire department protections on Old Colony side of road. Fire department lock box. Tight turns be avoided - for emergency vehicle access to building. Appears to meet regulations. Zoning Board of Appeals required. |

Robert Felt (an abutter) expressed a concern that traffic on Old Tote Road will be a problem and requested that the traffic be routed on and off Old Colony Road, not Route 6A.

MOTION: On a motion by **John Jannell**, seconded by **Bob Canning**, the Committee voted to approve the Formal Site Plan for Spaulding Rehabilitation Hospital for property to be located at 65 Old Colony Way, subject to the granting of a Special Permit from the Zoning Board of Appeals by the Zoning Board of Appeals, with the following conditions:

1. The catch basin located on Old Tote Road must be moved on to the site.
2. Turning radius of the driveway must be reviewed by the Fire Chief to determine whether it provides adequate accessibility for Fire Department apparatus.
3. Landscaping structures (such as irrigation) must be kept out of the town layout.

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

Robert Felt returned to the meeting.

APPROVAL OF MINUTES: July 20, 2011

MOTION: On a motion by **Bob Canning**, seconded by **John Jannell**, the Committee voted to approve the minutes of July 20, 2011.

VOTE: 6-0-1 The motion passed by a majority. (Todd Bunzick abstained)

The meeting adjourned at **10:42 a.m.**

Respectfully submitted:



Karen C. Sharpless
Recording Secretary