



'11 DEC 7 4:15PM

**SITE PLAN REVIEW COMMITTEE****November 16, 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 Mesurvey (Planning); Robert Canning (Health); Chief William Quinn (Fire); Brian Harrison (Building); John Jannell (Conservation). **Absent:** Mark Budnick (Highway) and Todd Bunzick (Water).

**FORMAL REVIEW: JSS Realty Trust / L.P. Storage Facility, 50 Lots Hollow Road**

John Souza and Robert Coluccio (Site Engineer - Web Engineering Associates) stated that changes have been made to the full site plan reflecting drainage and septic concerns noted by the committee at the Information Site Plan review. Coluccio stated that stormwater drains onto the grassy area on the southern side of the property. Coluccio indicated there is sufficient parking for the existing buildings.

**Comments:**

<b>Fire:</b>	Propane delivery schedules will have to follow the same restrictions as town gas stations which states that from May through October, no deliveries will be allowed from 7:00 a.m. to 9:00 p.m. due to the main concern with delivery of the product in a small space with traffic. A waiver can be obtained through the Fire Department, if necessary. It was suggested to the applicant that the tanks be placed approximately 5' in the ground which would provide a natural barrier for protection in the event of an end rupture. Applicant has indicated the intent to install jersey barriers to protect from vehicles.
<b>Building:</b>	There were no Building Department comments.
<b>Health:</b>	Septic system components must be H20 rated.
<b>Conservation:</b>	No Conservation comments.
<b>Planning:</b>	Applicant has been requested to provide screening and landscaping along Lots Hollow Road as required by the zoning bylaws.

**MOTION:** On a motion by **Chief William Quinn**, seconded by **Robert Canning**, the Committee voted to approve the Formal Site Plan for JSS Realty Trust / L.P. Storage Facility for property located at 50 Lots Hollow Road with the following conditions:

1. Coordinate with the Fire Department when tank is installed.
2. Septic System must be H20 rated under all asphalt areas.
3. Coordinate with the Highway Department regarding swales.
4. Screening and landscaping must be installed along Lots Hollow Road.
5. Final Site Plan must be submitted to the Planning Department prior to use of the tanks.

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

## **FORMAL REVIEW: NAPA Auto Parts, 2 Nell's Way**

Bill Rugg (Applicant) and David Michniewicz (Coastal Engineering) were present for the Formal Site Plan Review for NAPA Auto Parts located at 2 Nell's Way regarding pavement improvements and stormwater drainage. Michniewicz explained the proposal for paving the parking area around the building and the septic system location. Michniewicz clarified the number of parking spaces and the proposed location for the dumpster. Michniewicz described a proposed retaining wall to be located in the rear of the building.

### **Comments:**

**Fire:** There are no Fire Department issues. Applicant has provided adequate access to the building.

**Old King's Highway:** Applicant will have to appear before the Old King's Highway Historical District Committee regarding changes to the building or property such as the retaining wall.

**Building:** There are no Building Department issues. This is an improvement to site.

**Health:** Applicant needs to provide sufficient documentation that the septic system is H20 rated.

**Conservation:** There are no Conservation issues. This is an improvement to the site.

**Planning:** Zoning bylaws require 1 tree for every 8 parking spaces.

**MOTION:** On a motion by **Brian Harrison**, seconded by **John Jannell**, the Committee voted to approve the Formal Site Plan for NAPA Auto Parts, located at 2 Nell's Way with the following conditions:

1. Planting of at least one tree for every 8 parking spaces.
2. Adequate documentation be provided to the town that the septic system is H20 rated or a suitable modification or replacement of the system.

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

## **APPROVAL OF MINUTES: November 2, 2011**

**MOTION:** On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of November 2, 2011.

**VOTE: 4-0-1 The motion passed by a majority. (Chief William Quinn abstained)**

The meeting adjourned at **10:40 a.m.**

Respectfully submitted:



Karen C. Sharpless  
Recording Secretary