

SITE PLAN REVIEW COMMITTEE

December 7, 2011 - Minutes

ORLEANS TOWN CLERK

12/12/11
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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); Ericka Wood (Health); Robert Felt (Fire); Brian Harrison (Building); Todd Bunzick (Water); John Jannell (Conservation).

FORMAL REVIEW: Black Duck Landscaping, 31 Canal Road

David Lyttle (Ryder & Wilcox) and Frank White were present for the Formal Site Plan Review for Black Duck Landscaping located at 31 Canal Road. Meservey noted that the application will require a Special Permit from the Zoning Board of Appeals. Lyttle noted that the site is located on Canal Road in the General Business District zone with the intent to use the shop for a landscape business with storage of equipment and an apartment on the second floor for rent. Lyttle noted that the building would be situated on the rear of the lot abutting the Stop and Shop parking lot and Tinknocker and a residential property on the west. Lyttle stated that coverage and Floor Area Ratio calculations have been provided on the plan. Lyttle stated that this is a modest use for a General Business District zoned property. Lyttle stated this application has been reviewed by the Conservation Commission and will be reviewed by the Architectural Review Committee. Lyttle clarified that this application for mixed use construction will appear before all boards before it is reviewed for a Special Permit from the Zoning Board of Appeals. Lyttle stated that a fire separation will be installed between the commercial portion and the residential apartment. Lyttle referred to underground utilities and gas to the property and the intent to tie into the existing water service from Canal Road. Lyttle stated that the septic system and leaching trenches can be expanded for any increase in flow

Comments:

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| Fire: | Turning radiuses must be sufficient large emergency vehicles. All underground utilities must meet the H20 requirements. Adequate access must be maintained to the building. |
| Building: | A fire sprinkler system is needed due to the residential apartment. |
| Water: | A larger water line should be used and the sleeve should be continued past the electric service. |
| Health: | Applicant must provide an approved septic plan to the town. Applicant must meet all requirements under the Nutrient Management Regulations. This would be an increased flow to the system. Floor plans for all buildings on the property must be submitted with the septic application. Additional soil testing may be required. |
| Conservation: | The Conservation Commission has reviewed the project and is issuing an Order of Conditions to Frank White, including a Land Management Plan and Stormwater Standards for a buffer of a wetland resource area. Permits will be issued from the Conservation Commission. |
| Highway: | No need to relocate the existing curb cut. There are no drainage issues onto the town road. |
| Planning: | No Planning Department comments. |

MOTION: On a motion by **Brian Harrison**, seconded by **Robert Felt**, the Committee voted to approve the Formal Site Plan for Black Duck Landscaping located at 31 Canal Road.

VOTE: 7-0-0 The motion passed unanimously.

APPROVAL OF MINUTES: November 16, 2011

MOTION: On a motion by **Robert Felt**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of November 16, 2011.

VOTE: 5-0-2 The motion passed by a majority. (Todd Bunzick and Mark Budnick abstained)

The meeting adjourned at **10:30 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 the printed name.

Karen C. Sharpless, Recording Secretary