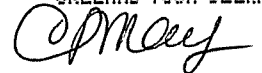


SITE PLAN REVIEW COMMITTEE

January 18, 2012 - Minutes

ORLEANS TOWN CLERK



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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); Bob Canning (Health); Chief William Quinn (Fire); Brian Harrison (Building); Todd Bunzick (Water); **Absent:** Mark Budnick (Highway); John Jannell (Conservation). **In the audience:** Robert Felt (Fire).

DISCUSSION/REVIEW: Green Valley Oil (BP Gas Station), 96 Route 6A

James Stewart (Green Valley Oil) stated that there are four years left on the lease at the site of the gas station located at 96 Route 6A. Stewart stated that the base rent for Green Valley Oil is \$6,000 per month and they are seeking viable businesses to be a tenant on the site. Stewart acknowledged that the building is in disrepair and stated that the operator is the business owner.

Chief William Quinn noted the following:

- The gas station closed in May 2010.
- Green Valley has been responsive to the Fire Chief's request.
- The tanks were pumped out in July.
- The Fire Chief is the permitting authority.
- The building has been vacant for six months and is considered abandoned.
- The Fire Chief has ordered the tanks to be removed.
- The building condition is poor.
- The monitoring equipment is unreliable due to the poor condition of the building.

James Stewart responded with the following:

- A Contractor can be hired to secure the building.
- The storage tanks are new and are currently being monitored.
- There is a brine interstitial area in the tanks.
- Leak detection is in place.
- They are double-walled tanks.

Brian Harrison (Building Commissioner) noted the following:

- There is rotted trim and broken windows on the building.
- Unpermitted work was done on the site.
- If the property is vacant for two years, it is considered abandoned.

Todd Bunzick (Water Department) stated the following:

- The water service is off.
- It is a 1963 water service.

Bob Canning (Health Department) noted the following:

- Posts have been driven into the leaching area – need to check for damage.
- This becomes a harborage for rodents.
- This was vacated in May 2011.

Jim Stewart stated the belief that the Fire Chief's letter indicates that re-opening the gas station is possible.

Fire Chief Quinn referred to the May 19, 2011 letter.

James Stewart stated that Green Valley Oil will secure and fix the building with proper permits and provide evidence that the monitoring system is working properly.

Fire Chief Quinn stated the final blacktop was not installed in 1998.

Consensus: There was a consensus of the Site Plan Review Committee to review updates of this site at their March 7, 2011 meeting.

APPROVAL OF MINUTES: January 4, 2012

MOTION: On a motion by **Todd Bunzick**, seconded by **Bob Canning**, the Committee voted to approve the minutes of January 4, 2012.

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

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

Respectfully submitted:

A handwritten signature in black ink that reads "Karen C. Sharpless". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Karen C. Sharpless
Recording Secretary