

SITE PLAN REVIEW COMMITTEE

March 7, 2012 - Minutes

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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); Mark Budnick (Highway); Bob Canning (Health); Bill Quinn (Fire); Brian Harrison (Building); Todd Bunzick (Water); John Jannell (Conservation).

INFORMAL: Supple (c/o Alison Supple-Evans), 82 Route 6A

Alison Supple-Evans described a change of use from an art gallery to a skin care products retail and facial treatments business to be located at 82 Route 6A. Evans stated that no structural changes will be made to the building. Evans explained about her intention to have a room for facial treatments.

Comments:

Fire: There are no Fire Department comments.
Building: All aisles and counters must be handicapped accessible.
Water: There are no comments from the Water Department
Health: There are no concerns with the retail aspect of the application. An engineer must evaluate to see if there is an increase in the flow which may impact the septic system, due to the proposed facial treatments.
Conservation: There are no comments from the Conservation Department.

MOTION: On a motion by **Brian Harrison**, seconded by **Chief William Quinn**, the Committee voted to waive the requirement for a Formal Site Plan Review for the business to be known as Supple, to be located at 82 Route 6A, subject to compliance with all Board of Health requirements.

VOTE: 6-0-0 The motion passed unanimously. (Mark Budnick was absent).

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

Jim Stewart (on behalf of the applicant) described the cleanup work that has been done on the property and building located at 96 Route 6A and explained that they have some potential candidates to operate the gas station on the site in the near future. Robert Felt stated his opinion that the company has made a good faith effort on resolving some of the outstanding building issues.

Chief William Quinn referred to a letter found in the Fire Department files written by Deputy Fire Chief Steven P. Edwards on June 26, 1987 to Mr. John Graikoski (Getty Corp) which stated there are cracks in the cement pads around the fill inlets of one of the tanks and required paving was never done. Chief Edwards' letter stated that the situation was to be rectified immediately or steps would be started to close the station. Chief Quinn stated that the tanks and monitoring are still a concern on this site.

George Meservey noted that the convenience was never legally permitted. Robert Canning stated that the business is only allowed to sell tobacco and oil products and would have to apply for a license.

Brian Harrison noted that the handicapped ramp has been repaired.

George Mesurvey reported that there are numerous outstanding Orders of Condition from the Conservation Department on the property.

Jim Stewart agreed to rectify outstanding issues on the site.

***CONSENSUS:** Site Plan Review Committee members agreed to place this issue on the July 18, 2012 meeting to assure that all outstanding issues have been addressed.*

APPROVAL OF MINUTES: February 15, 2012

MOTION: On a motion by **Chief William Quinn**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of February 15, 2012, as amended.

VOTE: 5-0-2 The motion passed by a majority. (John Jannell and Bob Canning abstained)

The meeting adjourned at **10:35 a.m.**

Respectfully submitted:



Karen C. Sharpless, Recording Secretary