

K. Darby, ASST.

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SITE PLAN REVIEW COMMITTEE

May 2, 2012 - 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 Meservey (Planning); Bob Canning (Health); Robert Felt (Fire); Brian Harrison (Building); and Jim Darling (Water). **Absent:** Mark Budnick (Highway); and John Jannell (Conservation).

INFORMAL REVIEW: Hole in One (c/o Joyce A. Cuming), 98 Route 6A

Joyce Cuming passed out a new landscaping plan and gave a summary of the internal and external renovations proposed for the property at 98 Route 6A known as the Hole in One. Cuming stated the intent to meet the standards being set by the town wide streetscape improvements. Cuming noted that there will not be an increase in the number of seats, just the placement of them. Cuming noted that renovations may be done in stages including the access ramp, and handicapped restroom facilities.

Comments:

- Fire:** The cost of the project will dictate whether an upgrade to the fire alarm system will be required – this can be dealt with during the permitting process. Renovations to the fire alarm system must tie into the existing system. Emergency access for fire equipment must be maintained at all times.
- Building:** All renovations must meet all existing codes.
- Water:** Front veranda brick work exists over the water service and may require replacement of the entire water service which would require a State Road Opening Permit for work across Route 6A and would need to be sleeved from the road to the building. If a sprinkler system needs to be installed, it would affect the water service requiring a larger main and a separate line for the sprinkler.
- Health:** Relocation of patron seating is not considered an increase in flow and does not require a review of the septic system or the need to go before the Board of Health. An engineer must show that there is adequate space on the property for the reserve area for a 44 seat restaurant which includes bar stools. An engineer must evaluate the adequacy of flow. No additional seating is allowed for the property. All floors, walls and ceilings must be cleanable and kept free from insects.
- Planning:** All property setbacks and parking requirements have been met. Architectural Review Committee review and approval is required. The applicant will need a Special Permit review and approval from the Zoning Board of Appeals for restaurant due the size (over 2,500 square feet). All exterior lighting must conform to the Orleans Lighting bylaw (shielded and pointed downward) and manufacturer tear sheets must be provided for town review and must be shown on the plan.

There was a consensus of the Site Plan Review Committee that this application will have to come back for a Formal Site Plan Review.

APPROVAL OF MINUTES: April 4, 2012

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

VOTE: 3-0-2 The motion passed by a majority. (Bob Canning and Jim Darling abstained)

The meeting adjourned at **10:24 a.m.**

Respectfully submitted:

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

Karen C. Sharpless, Recording Secretary