

ORLEANS TOWN CLERK
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SITE PLAN REVIEW COMMITTEE

June 20, 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); Mark Budnick (Highway); Bob Canning (Health); Robert Felt (Fire); Brian Harrison (Building); Todd Bunzick (Water); John Jannell (Conservation).

INFORMAL REVIEW: Nauset Regional Middle School, 70 Route 28

Maxine Minkoff and John O'Reilly described a proposed 50' x 30' greenhouse intended to be used for classroom learning experiments and projects. Minkoff noted that the greenhouse will be situated on the side of the school adjacent to the ball field and will have controlled accessed through a covered entrance from the school building near the kitchen area. O'Reilly noted existing utility issues including the need for relocation of a water main and removal of a water tank. O'Reilly noted that the project would have to be done under controlled construction. O'Reilly explained that volunteer fundraising efforts are anticipated to raise the money for the project.

Comments:

- | | |
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| Fire: | Greenhouse may require a sprinkler or fire alarm system. Adequate access must be maintained for Fire Department hookups or connections between the parking lot and school building. |
| Building: | Architectural Review Committee review is required under the Orleans Zoning bylaw. The property is located within a Residential district. Roof coverage will require review by the Zoning Board of Appeals. 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. |
| Water: | Water mains are not allowed underneath structures and will have to be relocated. Backflow protection will be necessary. |
| Health: | Sanitary and non-sanitary wastewater must be handled properly from the kitchen and greenhouse. No children will be permitted to access the greenhouse through the school's kitchen area. Deliveries to the kitchen must not be hampered by the location of the greenhouse. Notification of the greenhouse project must be done through the State Department of Environmental Protection. |
| Conservation: | No Conservation Department comments. |
| Highway: | No Highway Department comments, |
| Planning: | Applicant will need to submit a Formal Site Plan and will need to obtain a Special Permit from the Zoning Board of Appeals. |

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: June 6, 2012

MOTION: On a motion by **Bob Canning**, seconded by **Todd Bunzick**, the Committee voted to approve the minutes of June 6, 2012.

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

The meeting adjourned at **10:25 a.m.**

Respectfully submitted:

A handwritten signature in cursive script that reads "Karen C. Sharpless". The signature is written in dark ink and is positioned above the printed name of the signatory.

Karen C. Sharpless, Recording Secretary