

SITE PLAN REVIEW COMMITTEE**August 15, 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); Chief William Quinn (Fire); Todd Bunzick (Water); John Jannell (Conservation).
Absent: Brian Harrison (Building); Mark Budnick (Highway).

FORMAL REVIEW (Amended): Spaulding Rehab Hospital, 65 Old Colony Way

Stephanie Sequin (Ryder & Wilcox) and Todd Thayer (property owner) presented a revised site plan for the property located at 65 Old Colony Way to include four (4) additional parking spaces for the anticipated proposed physician's office to occupy the remaining vacant space in the building. Sequin stated that 39 parking spaces were originally proposed for the 8,400 square foot building and it is close to completion and ready for occupancy. Sequin stated that interest has been shown by medical offices for the profession office space remaining in the vacant part of the building and Board of Health has approved an increase of flow on the property with an IA system with nitrogen removal. Sequin stated the intent for a change of the proposed use from professional office to medical office for two (2) medical doctor's offices with three (3) exam rooms which requires four (4) additional parking spaces by reducing the size of the parking spaces from 10' to 9'. The entrance in the middle of the building is proposed to be moved to the east corner of the property. The fire hydrant will be relocated.

Comments:

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| Fire: | Fire Department would have preferred the entrance remain in the center of the building to provide better coverage in case of a fire, but after some discussion agreed to allow the relocation of the designated driveway with some stipulations including providing access to the center of the front of the building over the grassy area. A fire lane must be designated at the center of the building. |
| Water: | Relocation of the fire hydrant will require cut and capping of the old water hydrant and installation of a new tapping sleeve and gate in coordination with the Water Department. Applicant must maintain 5' of separation between water lines and utilities. |
| Health: | The Board of Health approved the septic proposal for a physician's office with IA technology. There are concerns with the turning radius into smaller parking spots. The site plan approval must not be used as a hardship for other Board/Committee approvals. |
| Conservation: | Applicant must submit a revised plan for the Conservation review including landscaping changes. |
| Planning: | Applicant can apply for offsite parking through the Special Permit process through the Zoning Board of Appeals. |

MOTION: On a motion by **Chief William Quinn**, seconded by **Todd Bunzick**, the Committee voted to accept the amended site plan for 65 Old Colony Way with the addition of only four (4) new parking spaces and the relocation of the entrance to the east end of the parking lot.

VOTE: 5-0-0 The motion passed unanimously

INFORMAL REVIEW: 101 Route 6A, LLC, 101 Route 6A

Chief William Quinn stated for the record that the building in the rear has been sold and he is no longer an abutter to the property at 101 Route 6A.

Tim Brady (East Cape Engineering) and Peter McDonald (Architect) presented a site plan for a change of use from retail to office use in order for a mortgage company to use the first floor only of the former Army/Navy Store located at 101 Route 6A. Brady state that the septic system design was done in 1995. Brady noted that work will have to be done inside the building in coordination with the Building Inspector. It was noted that the size of the building would not require fire separation at this time. Brady stated that ten (10) angled parking spaces have been provided on-site (7 parking spaces are required), and no other changes to the parking area are proposed.

Comments:

Fire:	Fire separation and/or a sprinkler system requirements may be necessary if a mixed use or storage is proposed for the building at a future time.
Water:	No Water Department Comments.
Health:	Septic system must be inspected to determine is flow is adequate for the proposed use. A septic system hardship case cannot be requested in the future as a result from changing the building use from retail to office use – a variance has already been denied. The change of use affects the future use of the building.
Conservation:	No Conservation Department comments.
Planning:	There is an easement for traffic flow out the back of the property and behind the gas station.

MOTION: On a motion by **Bob Canning**, seconded by **John Jannell**, the Committee voted to accept the amended Proposed Sewage Disposal System plan dated November 27, 1995 as the site plan for the property.

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

INFORMAL REVIEW: P.A.C.E. Athletics, 30 O'Connor Road

Colin Eitelbach and Cory Clark described a proposal for a change of use for a personal training studio offering private training to youth & adults with no shower or locker room facilities. Eitelbach stated the studio will not be open to the public, and no changes are proposed for the building with an open floor plan. Eitelbach stated that 20 parking spaces exist on-site.

Comments:

Fire:	There are no Fire Department issues, but exit signs, at least two fire extinguishers and emergency lighting are required.
Water:	Water Department wants a survey done on the building and the water meter must remain accessible at all times.
Health:	There is an outstanding order on the septic system regarding building coverage to grade. The building is only approved for 60 gpd and an engineer will need to evaluate the use and determine the adequate flow. The building is not subject to the town's Nutrient Management Regulations.
Conservation:	There are no Conservation Department comments.

MOTION: On a motion by **Chief William Quinn**, seconded by **John Jannell**, the Committee voted to waive the Formal Site Plan review with the provision that all Board of Health issues are resolved and a final "as built" is provided to the town.

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

APPROVAL OF MINUTES: June 20, 2012

MOTION: On a motion by **Chief William Quinn**, seconded by **Todd Bunzick**, the Committee voted to approve the minutes of June 20, 2012.

VOTE: 4-0-1 The motion passed by a majority. (Chief William Quinn abstained)

The meeting adjourned at **10:52 a.m.**

Respectfully submitted:



Karen C. Sharpless, Recording Secretary