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**SITE PLAN REVIEW COMMITTEE****September 5, 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); John Jannell (Conservation). **Absent:** Todd Bunzick (Water); Mark Budnick (Highway).

**INFORMAL REVIEW: Namskaket Road Housing (Habitat for Humanity of Cape Cod, Inc.),  
31 Namskaket Road**

Leedara Zola (Habitat for Humanity), Tim Brady (East Cape Engineering), Vicky Goldsmith (Habitat for Humanity), Warren Bardse?

Leedara Zola (Habitat for Humanity) gave a summary of how the project idea was conceived and has progressed through various town departments, boards and committees. Zola noted that the existing dwelling on the property would be preserved and open space would be maintained. Zola stated that a State Eligibility letter has been received from the Department of Housing and Community Development. Tim Brady (East Cape Engineering) stated the parcel is a 5-acre site with an existing old house on Lot 1. Brady stated that a structure on Lot 2 can be dismantled and removed from the wooded site. Brady noted there are power lines with a 125' power line easement impacting the westerly side of the property. Brady stated that the lots have been situated as far away from the power lines as possible to create a vegetated buffer between the proposed two and three bedroom dwellings and the road and power lines. Brady stated there will be a typical access road to get to the site with underground power and water. Brady mentioned a proposed request a waiver for the road width of 14' wide paved road rather than an 18' wide road as normally required for an 8-10 lot subdivision. Brady stated that Lot 7 is not a buildable lot. Brady noted that waivers from frontage and setback requirements will be requested. Brady stated that the lots meet the required shape factor. Brady stated all lots will meet the Board of Health requirements or the appropriate waivers will be requested, as needed.

**Comments:**

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| <b>Fire:</b>     | The road and cul-de-sac must be large enough to handle all emergency fire apparatus, especially the turning radius. Any green space in the middle of the cul-de-sac must be minimized for emergency vehicle turn around area. Alarm system requirements can be handled at the permitting stage. It may be prudent to have a fire hydrant at each end of the road.   |
| <b>Building:</b> | Setbacks must be clearly identified for each lot.   |
| <b>Water:</b>    | 5' separation must be maintained between water lines and underground utilities and all crossings must be minimized. A fire hydrant must be located at the end of the cul-de-sac within the town layout. Put the paved surface in after the 8" water main services are installed.  |
| <b>Health:</b>   | There is an existing order out for the current septic system for the existing house that would have to be addressed. Subsurface regulations require a septic system with nitrogen removing technology for any subdivision of 5 or more lots (this projects counts as six lots). All lots must meet the nitrogen removing regulations. All lots must be provided with town water. The septic system components must meet all town and state regulations. |

- Conservation:** Applicant is encouraged to preserve large trees on the site to the extent practical and provide buffering.
- Planning:** Applicant will need to request waivers, including sections of §192. Recommend applicant consider constructing a road width at 16' rather than 14' for vehicle traffic passing safety.

**REVISED SITE PLAN SUBMISSION: Spaulding Rehab Hospital, 65 Old Colony Way**

*Robert Felt recused himself from discussion and voting on this issue as an abutter to the project.*

George Meservey stated that Site Plan Review Committee members accepted the revised plan for Spaulding Rehab Hospital to be located at 65 Old Colony Way for a change of entrance, moving a box and the addition of parking spaces which was approved by the Conservation Commission. Meservey stated that the applicant knows they need to go to the Zoning Board of Appeals if the additional office space is planned for increased medical use then they must demonstrate that the parking is adequate for the new use. Applicant must maintain adequate cover over the water main.

**MOTION:** On a motion by **Robert Canning**, seconded by **John Jannell**, the Committee voted to accept the August 22, 2012 plan as the final approved plan.

**VOTE: 4-0-1 The motion passed by a majority.** (Brian Harrison abstained)

**APPROVAL OF MINUTES: August 15, 2012**

**MOTION:** On a motion by **John Jannell**, seconded by **Todd Bunzick**, the Committee voted to approve the minutes of June 20, 2012, as amended.

**VOTE: 4-0-2 The motion passed by a majority.**

The meeting adjourned at **10:45 a.m.**

Respectfully submitted:



Karen C. Sharpless, Recording Secretary