

SITE PLAN REVIEW COMMITTEE**October 3, 2012 - Minutes**K. Denny, Assoc.
12 NOV 7 10:36AM

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); Mark Budnick (Highway). **Absent:** John Jannell (Conservation); and Todd Bunzick (Water).

INFORMAL REVIEW: Odd Fellows Fraternal Lodge 132, 2 Namskaket Road

David MacLean (Architect) and William Wordell (Odd Fellows) described the Community Preservation Committee funded project to renovate and add additional space to the Odd Fellows Fraternal Lodge 132 located at 2 Namskaket Road. MacLean stated he has been working with a historic building code consultant and an engineer on preliminary design construction documents. MacLean noted the intent to comply with ADA requirements which will occupy a large space in the building. MacLean explained the intent to open to the public for dances or dinners as well as using the rooms for meetings or as a theater and will find ways to deal with parking issues. MacLean stated the attic has been used for storage for many years and will continue the same use for now with a thought for expansion of use in the future. MacLean referred to existing sprinkler lines which could be altered for future use. MacLean suggested the possibility of using the outside terrace for functions.

Comments:

- Fire:** The attic and building is sprinklered. Fire alarm panel must be addressable and have a dialer and must be tied into the sprinkler system. Any driveway alterations must provide and maintain an adequate turning radius for emergency vehicles.
- Building:** This application for an appears to fall under the category of a private club in a Residential District under the bylaws which will require review for a Special Permit process under the Zoning Board of Appeals for expanding a non-conforming use. The Architectural Review Committee will need to review and approve the aesthetics of the building. If the proposal does not fit into an existing zoning category, then the Building Commissioner will have to consult with the Planning Board on the appropriate place for it in the zoning categories and the parking requirements. 25-year storm drainage must be contained on-site and drainage calculations must be prepared by a Professional Engineer and provided to the town and shown on the Formal Site Plan. 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. Repairs need to be made to the dilapidated fence around the open foundation. The project would require controlled construction under the Building Code. Fire Protection systems must be compliant.
- Health:** This project is subject to Board of Health Nutrient Management Regulations which would restrict the flow on the site. There is an existing 50 seat function hall. A septic inspection will be required. There is a Conservation Restriction on the property. There is no existing commercial kitchen on site which limits the serving of refreshments. The granite patio is located over septic components and the grease trap. A retaining wall must be constructed. Plans for the proposed

Highway: commercial kitchen must be submitted to the Board of Health for review as soon as possible. The applicant will have to engage the services of a sanitary engineer. 25-year storm drainage must be contained on-site and drainage calculations must be prepared by a Professional Engineer and provided to the town and shown on the Formal Site Plan. Driveway open changes require road opening permit.

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

INFORMAL REVIEW: Ice Cream Café, 5 South Orleans Road

Greg Norgeot described change of use plans for the Ice Cream Café located at 5 Sound Orleans Road with the intention to expand into existing office space for additional ice cream storage, preparation and sales. Norgeot noted that the Ice Cream Café has been in business for 20 years.

Comments:

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| Fire: | No comments |
| Building: | No comments |
| Health: | Need plans for all equipment. |
| Highway: | No comments |
| Planning: | No comments |

MOTION: On a motion by **Brian Harrison**, seconded by **Robert Felt**, the Committee voted to accept the Site Plan of Land originally dated February 13, 1992 and marked as "still accurate as of 9/24/2012" and the accompanying Ground Plans dated 8/24/12 as the approved site plan for the property at 5 South Orleans Road.

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

APPROVAL OF MINUTES: September 5, 2012

MOTION: On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of September 5, 2012.

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

The meeting adjourned at **10:42 a.m.**

Respectfully submitted:



Karen C. Sharpless
Recording Secretary