

SITE PLAN REVIEW COMMITTEE

November 7, 2012 - Minutes

ORLEANS TOWN CLERK

K. Delly, Asst

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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); Brian Harrison (Building); John Jannell (Conservation). **Absent:** Robert Felt (Fire); Todd Bunzick (Water); and Mark Budnick (Highway).

INFORMAL REVIEW: Orleans Dermatology & Laser Therapies, 3 Namskaket Road

The applicant, Miriam Kravitz and David Lyttle (Ryder & Wilcox) were present to discuss the application for Orleans Dermatology & Laser Therapies to be located at 3 Namskaket Road. Lyttle explained that a new septic system is being installed for the proposed building use. Lyttle distributed site plans showing proposed parking for the site and stated their intent to come in under Orleans Zoning Bylaw §164-34.B(1) regarding parking requirements, 9 parking spaces are currently located on-site and they proposed a reduction to 7 parking spaces. Site Plan Review Committee members stated their preference that 2 additional parking spaces be provided (for a total of 9 parking spaces), not necessarily requiring the need for paving of those additional spaces. Kravitz stated that handicapped parking spaces are proposed that do not currently exist on-site. Kravitz described the proposed use of the interior of the building, including a 2nd doctor to use the building a few days a week for surgical procedures. There is a large drainage swale between two adjoining lots with trap rock.

Comments:

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| Building: | Parking issues must be clarified for proposed use. |
| Health: | The Board of Health has issued a Certificate of Compliance for the new septic system for two doctors. |
| Conservation: | The drainage swale accommodates drainage from an adjacent property and a pipe from the east side of the property where the gymnasium is located. |

MOTION: On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to accept the site plan for the proposed medical office provided an "As Built" plan is submitted to the Town showing the increased number of parking spaces and a resolution of the drainage issues.

VOTE: 4-0-0 The motion passed unanimously.

STATUS REPORT: Spaulding Rehab Hospital, 65 Old Colony Way

Todd Thayer gave a status report on the progress of ongoing construction at the Spaulding Rehab Hospital to be located at 65 Old Colony Way. Thayer stated the need for Spaulding to inform the Department of Public Health when they obtain a temporary occupancy permit. Thayer updated the committee on unfinished items such as paving and parking lot striping, landscaping, irrigation, lighting, walkways and signs. Thayer stated the alarm inspection was approved. Site Plan Review Committee members agreed that all safety issues must be dealt with, and inspected by Brian Harrison and George Meservey prior to occupancy on the site. Thayer agreed to open a passbook savings account in the amount of \$37,500 to cover the cost of completing the remaining construction items.

MOTION: On a motion by **John Jannell**, seconded by **Bob Canning**, the Committee voted to grant a temporary Certificate of Occupancy subject to surety in the amount of \$37,500 deposited into a passbook savings account in cooperation with the Town Treasurer/Collector's office, and subject to a safety inspection including lighting and walkways by Brian Harrison and George Meservy before the business tenant commences operations.

VOTE: 4-0-0 The motion passed unanimously.

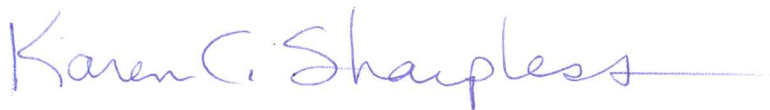
APPROVAL OF MINUTES: October 3, 2012

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

VOTE: 4-0-0 The motion passed unanimously.

The meeting adjourned at 10:35 a.m.

Respectfully submitted:



Karen C. Sharpless
Recording Secretary