



ORLEANS TOWN CLERK

KDaly, Asst.
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SITE PLAN REVIEW COMMITTEE

December 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) Todd Bunzick (Water); Mark Budnick (Highway).

INFORMAL REVIEW: OpenCape Corporation, 32 Lots Hollow Road

Mike Scott (Nutter, McClennen and Fish) described the proposal for a non-profit group known as OpenCape Corporation, through a multi-agency grant to lay a fiber optic cable and install associated microwave antennae on an Orleans water tower. Scott explained other equipment to be installed such as a concrete pad with a generator and a propane tank. Scott stated that it is the intention to provide broadband services to towns.

Comments:

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| Fire: | The Fire Chief has requested that a cable be run to the Emergency Operations Center (EOC) at the fire station. |
| Building: | Applicant will need to obtain various permits through the Building Department. |
| Water: | The plans have been received and are being reviewed by engineers. The applicant has been notified that the water tower is scheduled to be repainted in the fall of 2013. |
| Health: | There are no site plan issues from the Health Department. |
| Conservation: | There are no Conservation Department comments. |
| Highway: | There are no Highway Department comments. |

MOTION: On a motion by **Todd Bunzick**, seconded by **Brian Harrison**, the Committee voted to accept the plan from Opticore Networks dated October 4, 2012, revised October 23, 2012 as the Formal Site Plan for OpenCape Corporation for property located at 32 Lots Hollow Road.

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

INFORMAL REVIEW: Orleans Yoga (c/o Joanne Liberles), 148 Route 6A

Jim Hardman and Petra Ledkovsky described a proposal for a change of use for 148 Route 6A from office/art gallery space to be used as a yoga/pilates studio. Hardman acknowledged the need to install a handicapped ramp and railing to the door.

Comments:

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| Fire: | There are no Fire Department comments. |
| Building: | Handicapped ramp is required for access. Applicant may have to provide public handicapped restrooms. |

- Water:** The handicapped ramp cannot be installed over a water line.
- Health:** The property is located in the Limited Business District and already exceeds the allowed on-site gallons per day of sewage flow which cannot be increased. An engineer will have to evaluate the proposed use of the property.
- Conservation:** There is an Open Order of Conditions for the rear portion of the property. This proposal is outside Conservation Commission jurisdiction.
- Highway:** There are no Highway Department comments.
- Planning:** Parking is adequate and applicant has stated the classes will around at 8:00 p.m.

MOTION: On a motion by **Brian Harrison**, seconded by **Robert Felt**, the Committee voted waive the Formal Site Plan Review subject to confirmation of the location of the water lines and Engineer's review of the septic system flow.

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

INFORMAL REVIEW: Mid Cape Home Centers (c/o Mike Leger), 15 Main Street

Robert Felt disclosed that he is related to the applicant, and recused himself review and voting on this application.

Jeff Plank and Mike Leger described a proposal to convert office space over Mid Cape Centers retail store to a three bedroom apartment.

Comments:

- Building:** Dwellings over retail is an allowed use in this district under zoning. Architectural Review Committee review and approval of the proposal is required. There is no proposed increase in parking. The project must be done as controlled construction through an engineer. The building may need fire separation assemblies and may have an impact on fire protection systems. The issues fall under the Building code, not zoning. The apartment may need to be separately metered.
- Water:** There are no Water Department comments.
- Health:** The property is located in the Village Center District and is exempt from the Nutrient Management Regulations. There is a question that needs to be addressed regarding septic capacity as it exceeds the allowed flow and the leaching area is too small. Applicant will need to obtain a letter from an Engineer regarding the proposed use and required capacity.
- Conservation:** There are no Conservation Department comments.
- Highway:** There are no Highway Department comments.
- Planning:** 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.

MOTION: On a motion by **Brian Harrison**, seconded by **John Jannell**, the Committee voted to accept the ALTA/ACSM Land Title Survey Plan of Land plan prepared for Nickerson Lumber Co. dated April 19, 2012 and associated May 4, 2012 Septic System Design Plan as the approved site plan for Mid Cape Home Centers, located at 15 Main Street.

VOTE: 6-0-0 The motion passed unanimously.

APPROVAL OF MINUTES: November 21, 2012

MOTION: On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of November 21, 2012.

VOTE: 4-0-2 The motion passed by a majority. (Todd Bunzick & Mark Budnick abstained)

The meeting adjourned at **10:40 a.m.**

Respectfully submitted:

A handwritten signature in black ink that reads "Karen C. Sharpless". The signature is written in a cursive, flowing style.

Karen C. Sharpless
Recording Secretary