

K. Dery, Asst.
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SITE PLAN REVIEW COMMITTEE

January 2, 2013 - 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); Brian Harrison (Building); John Jannell (Conservation); Todd Bunzick (Water). **Absent:** Robert Felt (Fire) and Mark Budnick (Highway).

FORMAL REVIEW: Nauset Regional Middle School (Green House Project), 70 Route 28

John O'Reilly gave a description of the Green House Project proposed at the Nauset Regional Middle School. O'Reilly stated there are no changes to the size or location of the building since the Informal Site Plan Review. O'Reilly noted that access to the heated green house will be through an enclosed entryway from a small cafeteria behind the kitchen. The Department of Environmental Protection has determined no major changes will need to be made to the septic system. The Architectural Review Committee unanimously approved the plan on December 27, 2012. Security lights will be installed. Correspondence indicating support for the project has been received from some of the abutters.

Comments:

- Building:** The Zoning Board of Appeals will want to see lot coverage calculations on the plan.
- Water:** Water service test holes must be dug. 5' separation must be maintained between all water and sewer lines.
- Health:** State approval must be obtained regarding all wastewater issues. Any pesticide storage must be carefully contained in a secure location with no unauthorized access.
- Conservation:** There are no Conservation Department comments.

MOTION: On a motion by **Bob Canning**, seconded by **John Jannell**, the Committee voted to approve the Site Plan prepared by J. M. O'Reilly & Associates, Inc., entitled, "Nauset Regional Middle School – Site Plan - Green House Project", located at 70 Route 28, Orleans, MA, dated 12/17/12 as a Partial Site Plan.

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

INFORMAL REVIEW: Orleans Bowling Center, Inc., 191 Route 6A

David Currier presented a new Informal Site Plan with a proposed 16' x 54' addition including a full basement. Currier noted that recent town board approvals are for 11 bowling lanes and 15 bar stools in a restaurant setting. Currier stated he would like to keep the existing 14 bowling lanes and construct an addition for a restaurant with 35 seats.

Comments:

- Building:** All exterior building changes will require Architectural Review Committee review and approval. A determination will have to be made whether the previous Zoning Board of Appeals decision can be amended or the applicant will need a new Special Permit for the proposed additional square foot expansion. A sprinkler system may be required. The Site Plan will need to be updated with parking and lot coverage calculations.
- Water:** Need more information to make determinations on water supply issues.
- Health:** The proposal to add square feet to the building will require that the reserve area be shown on the plan for the bowling alley, restaurant and laundromat. Board of Health approval must be obtained for the flow.
- Conservation:** There are no Conservation Department comments.

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

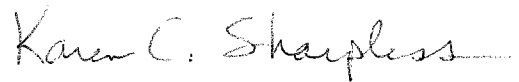
APPROVAL OF MINUTES: December 5, 2012

MOTION: On a motion by **Todd Bunzick**, seconded by **Bob Canning**, the Committee voted to approve the minutes of December 5, 2012.

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

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

Respectfully submitted:



Karen C. Sharpless
Recording Secretary