



ORLEANS TOWN CLERK

K. Dery, ASST

'13 FEB 20 10:56AM

SITE PLAN REVIEW COMMITTEE

February 6, 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); Robert Felt (Fire); Brian Harrison (Building); John Jannell (Conservation) **Absent:** Bob Canning (Health); Todd Bunzick (Water); Mark Budnick (Highway).

Robert Felt recused himself from voting on this issue due to a personal conflict of interest.

INFORMAL REVIEW: Leonard Automotive (c/o Matthew Leonard), 32 O'Connor Way

Matthew Leonard explained his proposal to move his automotive repair business into a building which formerly handled retail sales. The site is located in the Industrial District. Leonard stated he anticipates 3 automotive bays and he intends to clean up the back of the site.

Comments:

Fire: No sprinkler system will be required. If the alarm system is going to be monitored off the property, then a lockbox will be required for the Fire Department and must be maintained.

Building: The proposed used is allowed in the Industrial District. The existing freestanding sign appears to be in located in the road layout and must be moved onto the site. 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. Drainage calculations must be provided to the town. Is there a 2nd catchbasin on the property, if so, it must be operational and shown on the site plan. Under the Building code, the ventilation and heating system must be reviewed and in compliance. A building permit will be required for the change of use.

Health: The Title 5 requirements must be met for the proposed use. for 150/day – upgrade and design septic system for gals. Need new septic system or add onto leach system. Hazmat management plan needed. New floors drains would go through Department of Environmental Protection. Applicant does not want that.

Conservation: 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.

INFORMAL REVIEW: Guapos Tortilla Shack, 136 Route 6A

David Michniewicz (Coastal Engineering Co.) presented the proposal for an existing restaurant to expand into former retail space at the shopping plaza at 136 Route 6A. Michniewicz stated there are 60 patron seats in the existing restaurant with the intent to increase to 90 seats with the proposed restaurant expansion. Michniewicz stated there are no proposed changes to the parking area. Michniewicz stated

the septic has the capacity for the expansion without any modifications which will be indicated in an explanation letter requested from Department of Environmental Protection.

Comments:

- Fire:** The alarm system will need to be integrated with the existing and expanded areas. No parking is allowed in the designated fire lane, even for fast food pickup. The fire lane must be kept free of vehicles at all times.
- Building:** This application is over 2,500 square feet so the applicant will have to apply for a Special Permit through the Zoning Board of Appeals. The application will have to be reviewed and approved by the Architectural Review Committee. The expansion will have to be done as controlled construction. Updated occupancy calculations must be provided to the Town. Applicant will need to provide a narrative of how this project works in with the whole site for the fire alarm system.
- Water:** Comments provided from the Water Department stated that regulations require a cross connection survey. A determination must be made where the water flows and what connections exist.
- Health:** Sewage design is being reviewed by the Department of Environmental Protection permit. Applicant should submit plans for the kitchen as soon as possible to the Health Department for review.
- Conservation:** There are no Conservation Department Comments.
- Planning:** The parking is adequate based on the proposed use. As noted by the Building Department comments, applicant will need to obtain a Special Permit under the Zoning Board of Appeals.

MOTION: On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the proposed expansion project dated January 18, 2013 and the associated floor plan. If handicapped parking spaces are intended to be moved, then a new plan will need to be submitted.

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

Approval of Minutes: January 16, 2013

MOTION: On a motion by **Robert Canning**, seconded by **Bob Felt**, the Committee voted to approve the minutes of January 16, 2013.

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

The meeting adjourned at **10:30 a.m.**

Respectfully submitted:



Karen C. Sharpless, Recording Secretary