



Kearney, Asst.
ORLEANS TOWN CLERK

SITE PLAN REVIEW COMMITTEE

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

FORMAL REVIEW: Cape Cod Oil Company L. P. Storage Facility (c/o John S. Souza, JSS Realty Trust) – 50 Lots Hollow Road

In the absence of the applicant, Site Plan Review Committee members discussed the issues pertaining to a site plan proposal for two propane tanks to be located at 50 Lots Hollow Road.

Comments:

Fire:	There are no Fire Department comments.
Building:	There are no Building Department comments.
Health:	Any changes to the use of the building could result in an increase in flow and would have to be addressed.
Conservation:	There are no Conservation Department comments.
Highway:	There are concerns with stormwater runoff and where it would run. 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.

MOTION: On a motion by **Brian Harrison**, seconded by **Robert Felt**, the Committee voted to continue the Formal Site Plan review for Cape Cod Oil Company L. P. Storage Facility for property located at 50 Lots Hollow Road, to give the applicant more time to do further research regarding drainage issues and the question of permitting extension.

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

INFORMAL REVIEW: Protection Plus Auto Polishing (c/o Christopher Taloumis) – 245 Route 6A

David Michniewicz (Coastal Engineering Co.) and Christopher Taloumis presented a Site Plan application to increase the number of vehicles in the display area from three to twelve, with no proposed site changes.

Comments:

Fire:	Adequate access must be maintained for emergency vehicles at all times.
Building:	Parking calculations must be provided for 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.
- Health:** There is a cesspool on the property and applicant must show that there is no expansion of the business proposed which could create an increase in flow. No commercial vehicle washing is allowed on-site.
- Conservation:** No Conservation comments.
- Highway:** There is a concern that vehicle washing would cause a drainage issue.
- Planning:** There is a concern with how the increase in the number of vehicles on display could affect the traffic flow.

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: Argonauta/Adlunia (c/o Kim Catalano / Justine Coppenrath) – 31 Main St.

Kim Catalano described a proposal to install a shed on the north side of the building for retail in the daytime for an outdoor merchandising area and storage at night.

Comments:

- Fire:** There are no Fire Department comments.
- Building:** The use of the building would affect how it is categorized and it has to meet the required 10' setbacks from the property line.
- Health:** The use of the shed would determine whether there would be an increase in flow and must be determined by an engineer and a letter directed to the Town. No parking is allowed over the septic system and it must be H20 rated.
- Conservation:** No Conservation Department comments.
- Highway:** No Highway Department comments.
- Planning:** There is an easement between the properties which allows for the driveway, but may interfere with other uses and the applicant is urged to research any legal requirements.

There was a consensus of the Site Plan Review Committee due to outstanding issues such as the need to meet setback requirements, there will be no Site Plan Committee action at this time and no formal vote was taken and the application will have to come back for further review.

Approval of Minutes: February 20, 2013

MOTION: On a motion by **Bob Felt**, seconded by **Mark Budnick**, the Committee voted to approve the minutes of February 20, 2013.

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

The meeting adjourned at **11:10 a.m.**

Respectfully submitted:



Karen C. Sharpless, Recording Secretary