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K. D. C. L. Ass't.
ORLEANS TOWN CLERK

SITE PLAN REVIEW COMMITTEE

MARCH 20, 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) Todd Bunzick (Water); Mark Budnick (Highway).

INFORMAL REVIEW: The Whole Clam, LLC - Van J. and Michael J. Haidas, Mgrs. - 5 Route 6A

Attorney Andrew Singer, Van J. Haidas and Michael J. Haidas were present for the application to purchase and reconfiguration of the restaurant and property located near the Orleans Rotary at 5 Route 6A (formerly known as the Dairy Queen and then Finbars) to be called The Whole Clam, LLC. Singer noted that the applicants plan to purchase the property after doing due diligence regarding the feasibility of upgrades and redevelopment of the pre-existing, non-conforming property located over the town line of Orleans and Eastham. Singer acknowledged the probability of needing Zoning Board of Appeals review and approval regarding the property and building aesthetics. Singer noted the need for the installation of a new upgraded septic system for the restaurant use by the seller. Singer referred to the intention to provide outdoor seating with landscaping for approximately 45-50 seats at picnic tables. Singer stated there are approximately 12 existing striped parking spaces. Van Haidas stated he and his father have a good understanding of the restaurant business and plan to rehab and upgrade property and the design of the restaurant, including changes to the roof. Haidas stated there will be outdoor seating only for 5-6 months of the year. Haidas referred to closing an existing curb cut and renovations to the property will be done carefully in order to avoid conflict with an existing drain pipe.

Comments:

- Fire:** There is a concern that closing a curb cut will limit access for emergency vehicles as well as limit parking. The kitchen is antiquated and will need refurbishing.
- Building:** The applicant will need to have a determination of whether this would be considered fast food or a conventional restaurant. Fast food is prohibited in town, but this site is grandfathered. If the restaurant is not used for fast food, then the grandfathering will be lost. The parking area is an issue, but there are no criteria for calculating parking for this use and will require an engineered site plan with drainage calculations. Architectural Review Committee review and approval will be required for signage, site and building changes and the proposed canopy. A sign permit will be required. 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.
- Water:** The existing water service was installed in June 1963 and has needed repairs three times and it is located within a slab. Utility conflicts must be avoided - there must be 10' separation from sewage and 5' separation between utilities. Applicant must provide reasonable access to the water meter at all times. A cross connection survey must be conducted and provided filed with the town.

- Health:** The existing septic system has failed and needs to be replaced and a determination must be made for the intended flow. The Board of Health previously allowed seven stools (counted as seats) in an informal enclosure. The site has peat and may be a filled wetland. There are setback requirements that must be adhered to. There is a drainage pipe running through the site which must be avoided. The property falls within the jurisdiction of the town of Orleans and Eastham. The restaurant is licensed only through the Town of Orleans. Proposed kitchen plans must be submitted to the Orleans Health Department as soon as possible for review and approval. If seating is formalized, it is counted in the gallons per day (gpd) calculations.
- Conservation:** There are conservation issues which must be addressed when the plans are formalized, including resources areas in the neighborhood, required delineations, determination of the flood elevation, underground infrastructure and storm water issues.
- Highway:** 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. Plans for storm water improvements must be provided to the town. A state permit will be required for any work done in a state layout.
- Planning:** There is a concern with the tight area for employee parking, property line and fence, etc. There is no existing size requirement for the parking spaces.

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

FORMAL REVIEW: Orleans Bowling Center, Inc. (c/o David Currier) – 191 Route 6A

David Currier described a proposal to provide 14 bowling lanes as well as 35 seats for food and beverage service with a 16.5' x 58' addition on to an existing bowling alley.

Comments:


- Fire:** The applicant must provide an access door on the side for fire and rescue purposes. Kitchen issues and permitting will be dealt with as the project progresses. Adequate emergency vehicle access must be maintained over any underground systems.
- Building:** Plans must be supplied to the town for a sprinkler system. The tavern is considered as accessory to the bowling alley use. All businesses on the site must be contained on a single sign. School bus parking is not allowed on the site according to the Orleans Zoning Bylaws.
- Water:** Applicant will have to apply for a State Road Opening Permit. The gas line needs to be rerouted due to a conflict.
- Health:** The Board of Health has accepted the Department of Environmental Protection calculations. The cesspool in the rear will have to be abandoned and rebuilt.
- Conservation:** No Conservation Department comments.
- Highway:** No Highway Department comments.
- Planning:** Planning Department comments have been addressed by other department comments.

MOTION: On a motion by **Robert Felt**, seconded by **Brian Harrison**, the Committee voted to accept the Formal Site Plan by prepared by Ryder & Wilcox, dated March 11, 2013 for the Orleans Bowling Center, Inc. located at 191 Route 6A

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

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

Respectfully submitted:

A handwritten signature in cursive script that reads "Karen C. Sharpless".

Karen C. Sharpless
Recording Secretary

