



K. Davy, Ass't
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SITE PLAN REVIEW COMMITTEE

JUNE 5, 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). **Absent:** John Jannell (Conservation); Todd Bunzick (Water); and Tom Daley (Highway).

INFORMAL REVIEW: Cape Cod Five Cents Savings Bank, 19 West Road

David Michniewicz (Coastal Engineering Co.) presented a plan which was essentially similar to the previous Informal Site Plan. The project required a Cape Cod Commission Modification of a Development of Regional Impact, and the applicant returned with a slightly revised plan. Angled parking has been restored in the northwest corner of the parking lot. The ADA parking spaces have been moved closer to the entrance. The maneuvering alley has been increased to 24 feet. The storm water system has been confirmed to be acceptable with 470 square feet of new asphalt.

Comments:

Fire: The plan addresses the issues.
Building: No Building Department comments.
Health: Issues have been addressed.
Planning: Issues have been addressed.

MOTION: On a motion by **Brian Harrison**, seconded by **Robert Canning**, the Committee voted to accept the modifications on the Informal Site Plan dated April 27, 2012.

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

Robert Felt recused himself from discussion on the following application.

INFORMAL REVIEW: M & N Restorations (Mike Gould), 6 Bay Ridge Lane

Applicant has proposed a small boat and automobile restoration in an existing Unit 6 at 6 Bay Ridge Lane. There will be no mechanical work or engine repairs. Storage of auto body paints and products will be done properly. An approved fan must be installed with a filter outside spray room in a single bay. The space is 600± square feet. Boat work will be done outside.

Comments:

Fire: Storage of volatile materials is a concern.
Building: This is an allowed use in this district. Storage is prohibited. 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. This unit was last used as a woodworking store. Must meet S-1 garage use requirements. No floor drains are allowed.

Water: Do not block the water meter.

Health: Applicant's engineer must verify that the septic system is adequate for the proposed use. Applicant cannot create a nuisance such as painting smells, etc. Ventilation is required. Negative pressure is required in the painting unit. A letter from an engineer is required stating the proposal will not result in an increase in flow. Car washing requires collection of the wash water.

Planning: All town requirements must be met. The building is within 60 feet of a wetland resource area. Any alterations to the yard require Conservation Commission approval.

MOTION: On a motion by **Brian Harrison**, seconded by **Robert Felt**, the Committee voted to accept the plans provided as the amended Site Plan, subject to confirmation regarding the adequacy of the septic system and required permitting.

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

Robert Felt returned to the meeting.

INFORMAL REVIEW: Sandy Paws Holding, 53 Giddiah Hill Road

Tim Brady (East Cape Engineering) described the plan and the proposed use. The applicant has proposed a recycling container system to be located at 53 Giddiah Hill Road. The facility has been partially constructed already. An engineering design will be required as well as safety rails and structural design.

Comments:

Fire: There are no Fire Department comments.

Building: A complete description of the proposed use is required for determination on zoning. A 50' setback from the watershed parcel may be required.

Water: There are no Water Department comments.

Health: Use regulations or site assignment regulations may apply. Applicant must be aware of 310 CMR 16. There is a concern with food products and possible nuisance conditions.

Planning:

There was a consensus of the Site Plan Review Committee that this application will have to come back with more information.

APPROVAL OF MINUTES: MAY 15, 2013

MOTION: On a motion by **Todd Bunzick**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of May 15, 2013 as amended.

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

The meeting adjourned.

Respectfully submitted:



Karen C. Sharpless, Recording Secretary