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SITE PLAN REVIEW COMMITTEE

June 19, 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 Meservy (Planning); Bob Canning (Health); Robert Felt (Fire); Brian Harrison (Building); John Jannell (Conservation) Todd Bunzick (Water); Tom Daley (DPW Director).

INFORMAL REVIEW: Orleans Chamber of Commerce, Depot Square, Old Colony Way

Pat Perry (representing the Chamber of Commerce) described a proposal to relocate the administration office and visitors center to Depot Square in order to be more centrally located. Perry stated that the immediate need is to obtain permission to install signage indicating the proposed location of the visitor's center which is consistent with the Village Center Plan. Perry stated that current visitor's center will be closed.

Comments:

- Fire:** This area is prone to serious vehicle accidents and is a very confusing intersection.
- Building:** Applicant needs to obtain Traffic Study Committee review and approval. The proposed signage is for a future event and would not be considered an off-site sign. Architectural Review Committee review and approval is required. The signage must meet all of the setback requirements. Board of Selectmen review and approval is required.
- Water:** There are no Water Department comments.
- Health:** This review is limited to the sign only and does not indicate endorsement or approval of the whole project.
- Conservation:** There are no Conservation Department comments.
- Highway:** There are significant traffic safety concerns in this area even though traffic generation for this project is low. The Traffic Study Committee needs to look review and approve the project.
- Planning:** The applicant will need to return with a Formal Site Plan for review and approval.

There was a consensus of the Site Plan Review Committee that this application will have to come back with more information and no action was taken by the committee at this time.

INFORMAL REVIEW: The Knack Restaurant, Van J. Haidas and Michael J. Haidas, 5 Route 6A

Attorney Andrew Singer described the proposal to redevelop the site formerly known as FINBARS into a 44-seat conventional restaurant with outdoor seating. Singer stated that paper products will be used for serving meals. Singer indicated that there will be a septic upgrade and improvements made to access, parking and the building. Singer acknowledged the need to coordinate review and approvals with officials from both Orleans and Eastham due to the location of the site on the town line.

Steve Cook (Project Designer) showed plans of upgrades to the site and building, including site access, parking reconfiguration, seating, fencing, landscaping and dumpster location. Cook stated a new concrete retaining wall will be built in the rear, dark sky compliant LED lighting will be provided in the parking area and on the building, new underground utilities, gas line to be relocated, a new water line will be installed, and landscaping. Cook described the parking configuration to include handicapped spaces. Cook stated two unisex restrooms will be provided, one will be handicapped accessible. Cook described the utility area with a sink for staff and two means of egress from the building. Cook explained that the second floor will be used as an office, storage area and employee restroom. Cook noted that many of the current non-conforming aspects of the site will be brought into conformance.

Comments:

- Fire:** Adequate access must be maintained at all times in the rear for rescue vehicles.
- Building:** The awning must meet Building Code regulations for year-round use. The parking calculations must be reevaluated. The new hood range must be engineered and information provided to the Building Department. The fire suppression system must be reviewed and approved. All counters must be accessible and reviewed by the Architectural Access Board.
- Water:** Replacement of the existing water service may require a State Road Opening Permit if it falls within the state layout, and must be shown on the Formal Site Plan.
- Health:** A existence of a drain pipe on the site needs to be determined and coordination of reviews and permitting may be required between Orleans and Eastham due to the location of the property over the town line. A determination will need to be made regarding septic flow and may require variances for an increase in flow. The leaching area may also need to be increased, but variances may need to show a hardship. Parking lot drainage must be shown on the site plan. The dumpster must not be located near the eating area. Interior floors plans must be submitted to the Board of Health as soon as possible.
- Conservation:** This is a unique type of filing with coordination with two different town Conservations Commissions (Orleans and Eastham). Coverage calculations must be provided as well as the location of on-site storm water treatment. Applicant must file for a Notice of Intent and may require multiple variance requests.
- Highway:** Drainage pipe on site must be located if it still exists.
- Planning:** There will be significant changes on the FEMA base flood maps to be accepted at May 2014 Annual Town Meeting.

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

The meeting adjourned at **10:45 a.m.**

Respectfully submitted:



Karen C. Sharpless, Recording Secretary