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## **SITE PLAN REVIEW COMMITTEE**

**August 7, 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); Tom Daley (Dept. of Public Works).

### **INFORMAL REVIEW: Nauset Disposal (DeLude Enterprises, LLC), 28 Lots Hollow Road**

Shawn Delude described a proposal to move into the former Verizon building at 28 Lots Hollow Road with the existing offices and vehicle storage and maintenance areas.

#### **Comments:**

- |                      |   |
|----------------------|---|
| <b>Fire:</b>         | Applicant must provide a lockbox and emergency vehicle access.  |
| <b>Building:</b>     | The proposed uses are allowed in the district. Applicant must provide information if recycling services will be provided. 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. |
| <b>Water:</b>        | There are no Water Department comments.   |
| <b>Health:</b>       | There is an existing Order on the septic system for repairs. Applicant must provide sewage flow calculations. Applicant must provide information on disposal of vehicle wash water.   |
| <b>Conservation:</b> | There are no Conservation Department comments.  |
| <b>DPW:</b>          | There are no Department of Public Works comments.   |
| <b>Planning:</b>     | 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.  |

*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: The Knack Restaurant, 5 Route 6A**

The following people were present for the application: Van Haidas (Applicant), Attorney Andrew Singer (Singer Law Offices), Steve Cook (Cotuit Bay Design); Matt Eddey and John Lovelle (Baxter-Nye Engineering).

Attorney Singer stated there are minimal changes since the application was presented at the Informal stage, but the applicant wishes to have the zoning classification treated as a conventional restaurant, not fast food. Singer stated there are multiple boards and committees in Orleans and Eastham to deal with for permitting as the property stands over the shared boundary. Steve Cook (Project Designer) described various plans to tear down the building and rebuild in a slightly smaller footprint with outdoor seating under a canopy. Cook explained the plans to close the southern access and maintain one mean of access on the northern end of the

property from Route 6A. Cook described other changes to the property such as fencing, retaining walls, landscaping, dumpster and off-season equipment storage. Cook explained that the second floor of the building will be used for dry storage and an office. Cook stated that the exterior lighting will be dark sky compliant. Singer stated that no relief will be sought for outdoor signs. Cook described the interior and exterior plans for the building, including 11 parking spots for patrons and 3 for employees. Matthew Eddey described storm water management plans in the parking and dining areas. Eddey noted that paper products will be used for the restaurant.

**Comments:**

- |                      |   |
|----------------------|---|
| <b>Fire:</b>         | Remaining Fire Department issues can be handled through the permitting process. Retaining wall should be designed to discourage graffiti.   |
| <b>Building:</b>     | A hood system will be required. Food service windows must be AAB compliant to allow for handicapped accessibility.  |
| <b>Water:</b>        | Comments made at the Informal stage are still valid. A State Road Opening Permit will be required. A new water line will need to be sleeved.  |
| <b>Health:</b>       | Applicant will be appearing before the Orleans Board of Health for a variance as this is considered to be an increase in flow. Applicant has indicated there will be a grease recycler located on the dumpster pad. Restaurant plans must be submitted to the Health Department as soon as possible. Applicant needs to provide a bicycle rack on-site. |
| <b>Conservation:</b> | The Conservation Commission has received a filing for this project and will schedule an on-site visit. A determination needs to be made regarding improvements in each town.  |
| <b>DPW:</b>          | The applicant has indicated there will be a schedule for cleaning the catchbasin.   |
| <b>Planning:</b>     | The relocated stars in the rear of the property will continue to be in Eastham jurisdiction.  |

**MOTION:** On a motion by **Bob Canning**, seconded by **John Jannell**, the Committee voted to approve the submitted plans dated July 31, 2013 as the Formal Site Plan with the addition of a bicycle rack with the condition that future site revision plans will be submitted to the town.

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

**INFORMAL REVIEW: Town of Orleans Solar Energy System, 56 Lots Hollow Road**

The following people were present for the application to install a 539.4 KW ground mounted photo voltaic solar generating system at the Orleans Landfill: Dennis DaRu, Jr. & Daniel Griffin (Broadway Electrical Company) and Ron Collins (Town of Orleans Project Manager). DaRu described plans to install solar panels on concrete blocks on top of the capped landfill, and noted they have applied to Massachusetts Department of Environmental Protection for a Post Closure Use Permit.

**Comments:**

- |                      |  |
|----------------------|--|
| <b>Fire:</b>         | Access must be provided for emergency vehicles   |
| <b>Building:</b>     | This is a municipal use which is allowed in all districts.   |
| <b>Water:</b>        | All activity must be contained on landfill property and must not go into the wellfield. The project area can be accessed through a fire road from Giddiah Hill Road. |
| <b>Health:</b>       | Board of Health will need to see any new configurations.   |
| <b>Conservation:</b> | There are no Conservation Department comments.   |

- DPW:** The access road must remain open during the day during construction with no interference with landfill operations. The area must be maintained and kept clean at all times.
- Planning:** Applicant has been notified of an alternate entrance from Giddiah Hill Road.

**MOTION:** On a motion by **Bob Canning**, seconded by **Todd Bunzick**, the Committee voted to accept the plan dated March 25, 2013, subject to submission of a revised plan with utilities and access shown.

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

**APPROVAL OF MINUTES: JUNE 5, 2013**

**MOTION:** On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of June 5, 2013.

**VOTE: 6-0-1 The motion passed by a majority.** (John Jannell abstained)

**APPROVAL OF MINUTES: JUNE 19, 2013**

**MOTION:** On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of June 19, 2013.

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

The meeting adjourned at **11:25 a.m.**

Respectfully submitted:



Karen C. Sharpless  
Recording Secretary

**LIST OF HANDOUTS FOR AUGUST 7, 2013 SITE PLAN REVIEW COMMITTEE MEETING:**

- 1. Nauset Disposal**
  - A. Site Plan Review Committee Application*
  - B. Preliminary Plan of Land for Lots Hollow Realty Trust, dated June 5, 2013*
  - C. Building Drawing by ERT Architects, undated*
- 2. The Knack Restaurant**
  - A. Site Plan Review Committee Application*
  - B. Site Construction Plans – C0.0-C7.2 by Baxter-Nye Engineering*
  - C. Remodeling Plans – A1-A4 by Cotuit Bay Design*
  - D. Storm Water Management Report by Baxter-Nye Engineering*
  - E. Lighting Specification Sheets*
  - F. Site Photos by Baxter-Nye Engineering*
  - G. Copy of Extension of Purchase & Sale Agreement*

**3. Orleans Landfill PV Solar Layout**

- A. Site Plan Review Committee Application*
- B. Letter from Dennis C. DaRu, Jr., Broadway Electrical Co., Inc., dated July 29, 2013*
- C. Existing Conditions Plan for Orleans Sanitary Landfill, dated 3/25/13*
- D. Drawing entitled, "Orleans Landfill PV Solar Layout Plan", dated 3-26-12*

**4. Site Plan Review Committee Minutes for Approval:**

- A. June 5, 2013*
- B. June 19, 2013*