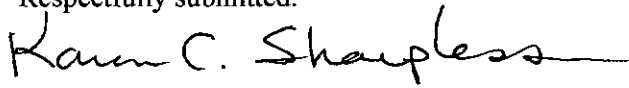


ADJOURNMENT

The meeting adjourned at 10:30 a.m.

Respectfully submitted:



Karen C. Sharpless
Recording Secretary

LIST OF HANDOUTS FOR DECEMBER 4, 2013:

Michael Smith, 88 Route 6A

- *Request for Site Plan Review for Mike Smith, for property located at 88 Route 6A.*
- *Property Record Card*
- *Summary of lot Coverage*
- *Sketches of site*
- *Site Plan Review Committee Notice of Decision dated February 21, 2007*
- *Photographs of Site (4)*

Site Plan Minutes

- *Site Plan Review Committee minutes for November 6, 2013*



ORLEANS TOWN CLERK

KDaley, Asst.

13 DEC 18 3:49PM

SITE PLAN REVIEW COMMITTEE

DECEMBER 4, 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); Brian Harrison (Building); John Jannell (Conservation) and Todd Bunzick (Water).
Absent: Robert Felt (Fire); and Tom Daley (Highway).

INFORMAL REVIEW: Michael Smith, 88 Route 6A

Michael Smith described a proposal to relocate an existing garage on the property and construct a building to house a downstairs office and workshop and a rental unit upstairs. Smith noted that the buildings would meet the setback requirements. Smith acknowledged an existing leachfield and stated the stone parking area would remain.

Comments:

Building: This is an allowed use in the Village Center District. Architectural Review Committee review and approval would 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. 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. Architectural Access requirements must be met if the office is open to the public. A fire/sprinkler system may be required due to the mixed use of the building.

Water: The applicant will need to resolve all water issues including whether a new water line will be needed for a fire/sprinkler system. A State Road Opening Permit will be required if water line work is required across Route 6A.

Health: All construction must not encroach on the leaching area.

Conservation: The applicant will need to file with Conservation Commission regarding buffer zone impacts which must be shown on an engineered plan. The project will need to be permitted.

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

APPROVAL OF MINUTES: November 6, 2013

MOTION: On a motion by **Bob Canning**, seconded by **Brian Harrison**, the Committee voted to approve the minutes of November 6, 2013, as amended.

VOTE: 4-0-1 The motion passed by a majority. (Todd Bunzick abstained)