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SITE PLAN REVIEW COMMITTEE

February 19, 2014 - 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 (DPW).

FORMAL REVIEW: Michael Smith, 88 Route 6A

Michael Smith explained that this project has been redesigned to comply with zoning in terms of setbacks from sidelines and meets the requirement for additional parking.

Comments:

Building: There were no Building Department comments.

Water: There were no Water Department comments.

Health: The project is located in the Village Center District and is exempt from the Nutrient Management Regulations. The current Disposal Works Construction Permit expires in April 2014 and due to the scope of work changing with the installation of a new septic tank, a new permit will be required. The Site Plan does not indicate that the system is H20 rated so confirmation from an engineer will be required, or the driveway must be relocated, or a new system must be installed. No floor drains are allowed.

Conservation: Applicant received approval in 2007 and will need approval for the new work.

MOTION: On a motion by **Bob Canning**, seconded by **Todd Bunzick**, the Committee voted to accept the Site & Sewage Plan by FELCO, Inc, dated 1/5/2014 as the Formal Site Plan conditional on the evaluation of the septic system.

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

INFORMAL REVIEW: NAPA Auto Parts, 3 Nells Way

David Michniewicz (Coastal Engineering Co.) described changes proposed for the property used by NAPA Auto Parts including existing and proposed parking spaces, an addition for retail storage, traffic patterns around the building, change in curb cuts, enclosed trash area, loading area, pavement replacement, on-site drainage, septic system replacement, and a retaining wall.

Comments:

Building: 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. All exterior lighting must conform to the Orleans Lighting bylaw (shielded and pointed downward) and manufacturer tear sheets must be

LIST OF HANDOUTS FOR FEBRUARY 19, 2014:

MICHAEL SMITH, 88 ROUTE 6A

- *Site Plan Application for Michael Smith*
- *Site & Sewage Plan and drawings*

NAPA AUTO PARTS, 2 NELLS WAY

- *Site Plan Application for NAPA Auto Parts*
- *Preliminary Site Plan Showing Proposed Addition & Site Improvements, dated 2/12/14*

SITE PLAN COMMITTEE MINUTES

- *Site Plan Review Committee minutes for February 5, 2014*