

K. D. King, Asst.
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SITE PLAN REVIEW COMMITTEE

March 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:** John Jannell (Conservation); Bob Canning (Health); Robert Felt (Fire); Brian Harrison (Building); and Todd Bunzick (Water). **Absent:** George Meservey (Planning) and Tom Daley (DPW).

INFORMAL REVIEW: Cape Cod Village, Inc., 15 Main Street

Gisele Gauthier, Bob Hessler, and Chris Rayber described a proposal to subdivide an existing lot for a community village concept with up to 4 homes that include 24 hour care for up to 16 young adults with autism. The 3.8 acre parcel will be accessed via Childs Homestead Road.

Comments:

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| Fire: | Adequate access and turn radius must be provided for emergency vehicles and medical transport paths need to be located close to the buildings. An addressable central alarm would be required to notify dispatch of the correct building needing emergency response. |
| Building: | Classification is unclear as congregate housing or licensed care. If classified as licensed care, then applicant will have to obtain Zoning Board of Appeals relief. Application will need to be review and approved by Architectural Review Committee. 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. |
| Planning: | Applicant must demonstrate project meets the definition of congregate housing. Habitable buildings must be set back 20 feet from each other in the Village Center District. The plan must be reviewed and approved by the Architectural Review Committee. Adequate parking spaces must be provided near the buildings for mobility limitations. 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 utilities must be shown on the Formal Site Plan submitted to the town. Parking requirements will be contingent of the type of use determined for the project. All proposed signs must be 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 provided for town review and must be shown on the plan. |
| Conservation: | Adjacent to a bog and will have to file with the Conservation Commission as noted under the Orleans Wetlands Bylaws and Regulations. This project is new construction and is required to be outside the 75' buffer zone where feasible. A more accurate delineation is needed for the ditch from an engineer or surveyor. |
| Water: | There is an existing water main that runs across the property, but there may not be an existing utility easement for the town's use - one will be required in the final plans. Water must be provided to the property with connections on both sides. |

Health: Applicant needs to determine all the uses for the community building and may trigger other health code requirements if a commercial kitchen is required. Food code requirements must be adhered to. The septic system must be adequately designed to serve all buildings. Due to the location of the buildings in the Village Center District, they are exempt from the Nutrient Management Regulations, but if a non-exempt lot is added to the project, the provisions of the regulations must be reviewed for applicability.

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: February 19, 2014

MOTION: On a motion by **Brian Harrison**, seconded by **Todd Bunzick**, the Committee voted to approve the minutes of February 19, 2014.

VOTE: 3-0-2 The motion passed by a majority. (Robert Felt & Robert Canning abstained)

APPROVAL OF MINUTES: February 28, 2014

MOTION: On a motion by **Brian Harrison**, seconded by **Todd Bunzick**, the Committee voted to approve the minutes of February 28, 2014.

VOTE: 3-0-2 The motion passed by a majority. (Robert Felt & Robert Canning abstained)

The meeting adjourned at 11:00 a.m.

Respectfully submitted:



Karen C. Sharpless
Recording Secretary

LIST OF HANDOUTS FOR MARCH 19, 2014:

CAPE COD VILLAGE, INC.

- *Site Plan Review Committee application packet with supporting materials*

SITE PLAN COMMITTEE MINUTES

- *February 19, 2014*
- *February 28, 2014*