



'23 JUL 25 11:31AM

Freight
ORLEANS TOWN CLERK

SITE PLAN REVIEW COMMITTEE

WEDNESDAY, JANUARY 4, 2023

Hybrid Meeting, Nauset Room, Orleans Town Hall @ 10:00 AM

A meeting of the Site Plan Review Committee was called to order in the Nauset Meeting Room at 10:00 a.m. at the Orleans Town Hall. **Departments Present:** George Meservey (Planning); Alexandra Fitch (Health); Greg Baker (Fire); Tom Evers (Building); Todd Bunzick (Water) and Tom Daley (DPW). **Absent:** John Jannell (Conservation).

INFORMAL REVIEW: CoreStates Group (Chase Bank), 9 West Road

Representatives of the applicant described a proposed redevelopment of a freestanding Chase Bank with a drive-up ATM. The project will be located on an outlot pad for Skaket Corners in Orleans, MA and is anticipated to inhabit approximately 32,800 sf of area. The existing building will be torn down and a new building constructed with a drive through. The building is proposed to have a New England type architecture with green space left in front of the building. There will be plantings along side Route 6A and West Road. There will be pedestrian and bike racks and access provided

Comments:

- Highway:** Stormwater and wastewater issues must be resolved with the landlord in order to make the connection, or a phased connection can be done. A licensed engineer must submit the calculations. If there is no increased flow anticipated, then documentation must be submitted to the town.
- Building:** Two Special Permits from the Zoning Board of Appeals will be required for 1) an allowed use over 2,500 sf and 2) the drive-up. Controlled construction will be required. Architectural Review Committee review and approval will be required for the outside appearance of the building and all signage. Architectural Access Board review and approval will 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.
- Water:** There is an 8" fire line to the existing building which must be cut and capped to the main. All utilities above and below ground must be shown on the Formal Site Plan. There must be a 5' separation from all utilities and a 10' separation from sewer lines.
- Health:** Provide all information on the septic system which must be abandoned.
- Fire:** Applicant must allow for a swing path study to accommodate Tower 176. It is recommended that islands at the entrance be cut back as well as the island for the ATM drive-through. Bollards or other traffic prevention is recommended near the building to prevent vehicles hitting the building. The applicant must obtain a Lockbox prior to the bank opening for business.
- Planning:** The maximum number of signs allowed is three, including ladder signs and on the building. It is preferable that all mature trees on Route 6A and West Road be retained and maintained. A landscaping plan must be submitted to the town. The trees near

the drive through need to be maintained. Architectural Review Committee review and approval must be obtained. The Dumpster must be shielded and enclosed. 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.

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

APPROVAL OF MINUTES: November 16, 2022

MOTION: On a motion by **Greg Baker**, seconded by **Todd Bunzick**, the Site Plan Review Committee voted to approve the minutes for November 16, 2022.

VOTE: 5-0-1 The motion passed by a majority (Tom Daley abstained).

ADJOURNMENT

MOTION: On a motion by **Greg Baker**, seconded by **Tom Daley**, the Board voted to adjourn the Site Plan Review Committee meeting at **10:25 a.m.**

VOTE: 6-0-0 The motion passed unanimously.

Respectfully submitted:



Karen C. Sharpless
Recording Secretary

LIST OF HANDOUTS:

INFORMAL REVIEW: CoreStates Group (Chase Bank), 9 West Road

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

SITE PLAN REVIEW COMMITTEE MINUTES: November 16, 2022

- *Site Plan Review Committee minutes for November 16, 2022*