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## SITE PLAN REVIEW COMMITTEE

WEDNESDAY, FEBRUARY 15, 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); Susan Brown (Water) and Ronald Trudeau (DPW). **Absent:** Tom Evers (Building) and John Jannell (Conservation).

### **INFORMAL REVIEW: Massachusetts Strength & Conditioning, 13 Commerce Drive**

The applicant, Chris LeMarco, described a proposal to use ½ of a 9,800 sf building in the Industrial District for a strength and conditioning business. LeMarco stated his intention to add 2 showers in the building as shown on the floor plan submitted. LeMarco remarked that clients will be able to access the facility by cellphone, but a lockbox will be installed for Fire Department access.

### **Comments:**

- Fire:** Applicant has agreed to have a lockbox for 24-hour Fire Department access to the building.
- Building:** This is an allowed use in the Industrial District. Any construction over 2500 sf must be reviewed and approval by the Zoning Board of Appeals. Applicant must meet all parking requirements noting that. All parking requirements must be adhered to and applicant must provide 16 parking spaces. All handicapped accessibility code requirements must be met. A Building permit must be obtained, and the project will require controlled construction. 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. No floodlight are allowed.
- Water:** May require a cross connection survey.
- Health:** The existing septic was installed in 2001 designed as office space for six employees with 120 gpd. This application is considered to be a change of use. An engineer will need to determine the adequacy of the Title 5 septic system for the proposed use. The septic system is in an area that is not designed for vehicle traffic. The septic cover must be to grade.
- Planning:** Applicant has stated his intent to have 15 people per class with the possibility of an increase in the summer to 18-20 people with two coaches.

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

**APPROVAL OF MINUTES: December 21, 2022**

**MOTION:** On a motion by **Greg Baker**, seconded by **Susan Brown**, the Site Plan Review Committee voted to approve the minutes for December 21, 2022, as amended.

**VOTE:** 3-0-2 The motion passed by a majority (Alex Fitch and Ron Trudeau abstained).

**APPROVAL OF MINUTES: January 4, 2022**

**MOTION:** On a motion by **Greg Baker**, seconded by **Susan Brown**, the Site Plan Review Committee voted to approve the minutes for January 4, 2023, as amended.

**VOTE:** 3-0-2 The motion passed by a majority (Alex Fitch and Ron Trudeau abstained).

**ADJOURNMENT**

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

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

Respectfully submitted:



Karen C. Sharpless  
Recording Secretary

**LIST OF HANDOUTS:**

**INFORMAL REVIEW: Massachusetts Strength & Conditioning, 13 Commerce Drive**

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

**SITE PLAN REVIEW COMMITTEE MINUTES:**

- *Site Plan Review Committee minutes for December 21, 2022*
- *Site Plan Review Committee minutes for January 4, 2023*