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SITE PLAN REVIEW COMMITTEE

WEDNESDAY, APRIL 5, 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); John Jannell (Conservation); Calvin Sutton (Water) and Ronald Trudeau (DPW).

FORMAL REVIEW: Seaside Court Condominiums, LLC, 57 Locust Road

Speakers:

- Attorney Benjamin Zehnder
- Martin Reilly
- Raul Lizardi-Revera

The above-listed speakers described an application to demolish an existing single dwelling and accessory structure for the development of a new nine 2-story dwelling unit condominium apartment development pursuant to Bylaw sec 164-31. The application is scheduled to be reviewed by the Architectural Review Committee on April 13, 2023. Applicants have indicated there may be an option to have an office over the garages. Applicants stated that a landscape architect has been hired. Applicants have stated there is a road through the middle of the project with a "T" turnaround at the end. Catchbasins will be constructed. Two parking spaces will be provided for each unit (1 in the garage and in the driveway). The project will be connected to the town sewer. There will be decks or patios on each unit. A fence is proposed along Locust Road. Applicant stated that 100-year storm drainage will be contained on-site and drainage calculations will be prepared by a Professional Engineer, provided to the town and shown on the Formal Site Plan.

Comments:

- Fire:** Emergency vehicle access must be provided at all times. All of the units must be clearly marked and visible from the street. Clear signs must indicate that no parking is allowed on the "T" portion of the road. Smoke and Carbon Monoxide detectors must be installed in the rooms over the garages.
- Building:** 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. A Special Permit from the Zoning Board of Appeals is required. Review and approval must be obtained from the Architectural Review Committee. Must meet all applicable aspects of §164-31 (Apartment Development) and §164-34 (Parking Regulations). Must meet any applicable aspects of Section 1406 (Building Separation) of the Massachusetts Building Code. The building height is 30' from the pre-existing natural grade measured at the foundation on the street side as per §164-21 and shown on the Formal Site Plan.

Water: The old water service must be cut and capped at the main.
Health: Three cesspools are on site and must be abandoned. Due to a previous upgrade ordered for the Title 5 septic system, one condition is that the project must hook up to the town septic system within 30 days of occupation.
Conservation: There are no Conservation Department comments.
Highway: A clear line of sight must be maintained at all times onto Locust Road.
Planning: On-site fill is to be used for property work.

MOTION: On a motion by **Ronald Trudeau**, seconded by **Greg Baker**, the Committee voted to continue the Formal Site Plan Review application for Seaside Court Condominiums to be located at 57 Locust Road to the next Site Plan Review Committee meeting on April 19, 2023 at 10:00 a.m.

VOTE: 7-0-0 The motion passed unanimously.

APPROVAL OF MINUTES: February 15, 2023

MOTION: On a motion by **Greg Baker**, seconded by **Ronald Trudeau**, the Site Plan Review Committee voted to approve the minutes for February 15, 2023.

VOTE: 6-0-1 The motion passed by a majority (Alexandra Fitch abstained).

ADJOURNMENT

MOTION: On a motion by **John Jannell**, seconded by **Greg Baker**, the Board voted to adjourn the Site Plan Review Committee meeting at 10:47 a.m.

VOTE: 7-0-0 The motion passed unanimously.

Respectfully submitted:



Karen C. Sharpless
Recording Secretary

LIST OF HANDOUTS:

INFORMAL REVIEW: Seaside Court Condominiums, 57 Locust Road

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

SITE PLAN REVIEW COMMITTEE MINUTES:

- *Site Plan Review Committee minutes for February 15, 2023*