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SITE PLAN REVIEW COMMITTEE

WEDNESDAY, APRIL 19, 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 and Michel Solitro (Planning); Alexandra Fitch (Health); Chief Deering (Fire); Tom Evers (Building); Todd Bunzick (Water) and Ronald Trudeau (DPW). **Absent:** John Jannell (Conservation).

FORMAL REVIEW (2): Seaside Court Condominiums, LLC, 57 Locust Road

Speakers:

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

Speakers updated committee members on changes made to the Formal Site plans for Seaside Court Condominiums, to be located at 57 Locust Road, as a result of comments received at the last meeting. Committee members were informed that the Architectural Review Committee agreed that the Skaket model of houses was preferable to the Nauset Model. Speakers stated that the existing house will not be occupied.

Comments:

- Fire:** All parts of emergency vehicles must fully clear the entrance to this road.
- Building:** There are no comments from the Building Department.
- Water:** *Todd Bunzick notified meeting attendees that he is a direct abutter to this project.*
There are no comments from the Water Department.
- Health:** The applicant will have to apply to the Board of Health for an extension to the order to hook up to the sewer for the existing dwelling. This project can be put on the agenda for the Board of Health meeting on May 4, 2023.
- Highway:** The sewer connection needs to be approved. Reconstruction of Locust Road must be part of the approval process.
- Planning:** Landscaping plan must show heights and sizes of proposed plantings.

MOTION: On a motion by **Ronald Trudeau**, seconded by **Tom Evers**, the Committee voted to approve the Formal Site Plan for Seaside Court Condominiums to be located at 57 Locust Road with the following conditions:

1. Sewer connection details must be provided.
2. Reconstruction of Locust Road requires Department of Public Works approval.
3. Arbor Vitae or red cedar buffer plantings should specify height and size and be protected for 1 year.

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

APPROVAL OF MINUTES: April 5, 2023

MOTION: On a motion by **Ronald Trudeau**, seconded by **Todd Bunzick**, the Site Plan Review Committee voted to approve the minutes for April 5, 2023.

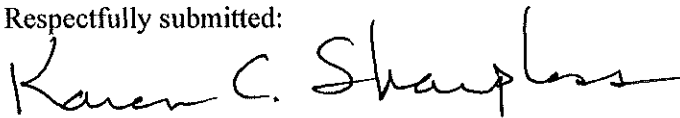
VOTE: 5-0-1 The motion passed by a majority (Chief Deering abstained).

ADJOURNMENT

MOTION: On a motion by **Ronald Trudeau**, seconded by **Tom Evers**, the Board voted to adjourn the Site Plan Review Committee meeting at **10:20 a.m.**

VOTE: 6-0-0 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 April 5, 2023*