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John J. Higgins
ORLEANS TOWN CLERK

SITE PLAN REVIEW COMMITTEE

WEDNESDAY, MAY 17, 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); Todd Bunzick (Water) and Ronald Trudeau (DPW).

INFORMAL REVIEW: Big Dill, LLC (c/o Mark Duperron), 46 Main Street

Mark Duperron described the proposed construction of 2 or 3 residential units on the 2nd and 3rd floor of building with commercial space. Duperron shared multiple options for the design of the dwelling units and stated that with an existing easement there are a total of nine parking spaces provided.

Comments:

- Fire:** A sprinkler system is required for the mixed-use building per Building Code. All apartment numbering must be clear and visible from the road as required by MGL 148, Section 59.
- Building:** The applicant must meet all applicable aspects of §164-32 [Dwellings in commercial structures] and §164-34 [Parking Regulations]. A building permit will be required as well as controlled construction may be required. Architectural Review Committee review and approval will be required for any exterior changes. Sprinklers for the whole building will be required per Mass Amendments Table 903.2. 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. An engineer or architect must be fully involved throughout the project and must provide the Town with all required information.
- Water:** Existing water meters must not be changed. If additional water is needed for a sprinkler system, it can't be situated near any utilities.
- Health:** The building is located in Phase 1 of the sewer project which requires a connection. The existing septic was designed for retail sales, dry goods and a photography store. The applicant will need to work with an engineer to determine the existing flow which requires Board of Water and Sewer Commissioners approval. The existing septic system will have to be abandoned after the sewer connection is completed.
- Conservation:** There are no Conservation Department comments.
- Highway:** A Form J (Additional Allocated Wastewater Flow Application) needs to be submitted with calculations prepared by an engineer justifying the change in flow. A concept sewer design should be supplied on the Site Plan Review plans for approval. The final sewer service connection, construction details, etc. will need to be approved as part of the sewer connection application process. All proposed on-site parking which must meet the needs of the building should be shown on the Formal Site Plan. The water line is on the opposite side of the road and due to recent roadwork, Main Street can not be dug up for the installation of a water line for a sprinkler system.

Planning: Dwellings in commercial structures are permitted by right. Up to 4 units may be permitted in the VC District. Seven parking spaces will be required for the multiple uses. Architectural Review Committee review and approval is required for all exterior changes.

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.*

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

Attendees via Zoom:

- Jose Sanchez (CSG)
- Josh Kline
- Katie Olyha
- Kevin Kelly

Josh Kline described updates to the Formal Site Plan for the demolition of an existing “Hearth n Kettle” restaurant and construct a single-story, approximately 3,468 sf freestanding Chase Bank with a drive-through, and a through the wall ATM. Kline stated that they have received approval from the Architectural Review Committee for the building layout and design. Kline explained they are working with the property owner and Department of Public Works regarding tie-in to the existing septic system. Kline described concrete planters to be constructed in front of the building to avoid car incursions [cars driven into buildings]. Kline stated there will be two entrances to the building.

Comments:

- Fire:** A swing path survey was received at the Fire Department, but concerns remain whether emergency vehicle access/egress is adequate. Applicant has indicated that cement planters are planned for the front of the building to avoid car incursion incidents [i.e. cars driven into buildings].
- Building:** There are no additional comments from the Building Department.
- Water:** There are no comments from the Water Department.
- Health:** The septic system for this property falls under the Department of Environmental Protection purview.
- Conservation:** There are no Conservation Comments.
- Highway:** A Form J (Additional Allocated Wastewater Flow Application) needs to be submitted with calculations prepared by an engineer justifying the change in flow. If a reduction in flow is anticipated, then only the calculations need to be submitted to support the reduction. The plan shows that the sewer connection “is by owner”, therefore a minimum concept design should be submitted to confirm feasibility. The final sewer service connection, construction details, etc. will need to be approved as part of the sewer connection application process.
- Planning:** A maximum of three signs are allowed and require Architectural Review Committee Approval. Locations and sign of proposed signs must be provided with the Formal Site Plan.

MOTION: On a motion by **Greg Baker**, seconded by **Ronald Trudeau**, the Committee voted to approve the Formal Site Plan for CoreStates Group (Chase Bank) prepared by Stonefield Engineering & Design, dated April 21, 2023, to be located at 9 West Road subject to final approval by the Fire Department of emergency vehicle access.

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

APPROVAL OF MINUTES: May 3, 2023

MOTION: On a motion by **Ronald Trudeau**, seconded by **Greg Baker**, the Site Plan Review Committee voted to approve the minutes for May 3, 2023.

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

ADJOURNMENT

MOTION: On a motion by **Greg Baker**, seconded by **Ronald Trudeau**, the Board voted to adjourn the Site Plan Review Committee meeting at 10:45 a.m.

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

Respectfully submitted:



Karen C. Sharpless
Recording Secretary

LIST OF HANDOUTS:

INFORMAL REVIEW: Big Dill, LLC, 46 Main Street

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

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

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

SITE PLAN REVIEW COMMITTEE MINUTES:

- *Site Plan Review Committee minutes for May 3, 2023*