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Julia Higen
ORLEANS TOWN CLERK

SITE PLAN REVIEW COMMITTEE

WEDNESDAY, AUGUST 2, 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); Greg Baker (Fire); Tom Evers (Building); John Jannell (Conservation); and Tom Daley (DPW). **Absent:** Todd Bunzick (Water).

INFORMAL REVIEW: Cape Associates, 147 Route 6A

Matt Cole (Cape Associates) and Tim Santos (Merrill Engineering) described the proposed project for construction of five apartments within three separate structures for employee housing including utility and drainage installation, grading, reconfiguration of 10 parking spaces and restoration landscaping. Cole stated the construction will be done in multiple phases for year-round rentals. Santos stated that one of the curb cuts will be abandoned as well as demolition of the existing garage.

Comments:

- Fire:** Emergency vehicles need adequate room to turn around before entering Route 6A. Each individual apartment needs clear numbering in contrasting colors. Applicant has stated there will be a monitored alarm system.
- Building:** A Special Permit will be required from the Zoning Board of Appeals. The project must meet all requirements of §164-31 (Apartment Development). Architectural Review Committee review and approval must be obtained. 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. Sprinklers may be required for mixed use.
- Health:** This project falls under Phase 1 of the sewer project. The property is under an existing Order with a sewer extension condition that the property hook up to sewer within 90 days.
- Conservation:** There are no Conservation Department comments.
- Highway:** Sewer connection plans must be submitted for review by March 16, 2024. The water service will need meet all requirements from the Water Department and must not conflict with other utilities. Applicant will need to obtain a curb cut permit from DOT.
- Planning:** Existing lighting meets Orleans lighting requirements.

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.*

INFORMAL REVIEW: Concord Electric Supply, 6 West Road

No applicant was present for this project, therefore committee members agreed that the application will be reviewed at the next Site Plan Review Committee meeting on August 16, 2023.

APPROVAL OF MINUTES: July 5, 2023

MOTION: On a motion by **Greg Baker**, seconded by **Tom Evers**, the Site Plan Review Committee voted to approve the minutes for July 5, 2023.

VOTE: 4-0-2 The motion passed by a majority (John Jannell and Tom Daley 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 10:25 a.m.

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

Respectfully submitted:



Karen C. Sharpless
Recording Secretary

LIST OF HANDOUTS:

INFORMAL REVIEW: Concord Electric Supply, 6 West Road

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

INFORMAL REVIEW: Cape Associates, 147 Route 6A

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

SITE PLAN REVIEW COMMITTEE MINUTES:

- *Site Plan Review Committee minutes for July 5, 2023*