



ICB  
'22 FEB 16 10:45AM

## SITE PLAN REVIEW COMMITTEE

WEDNESDAY, FEBRUARY 2, 2022

Remote Meeting via Zoom from the 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); Tim Gula (Fire); Tom Evers (Building); John Jannell (Conservation) and Ronald Trudeau (DPW). **Absent:** Todd Bunzick (Water).

### **INFORMAL REVIEW (#3): Greg's Used Books (Amanda Elfers), 94 Route 6A**

Amanda Elfers summarized the proposal to incorporate Greg's Used Books into the front 677' (35%) area of the first floor at 94 Route 6A. Elfers stated she is working with Bob Perry (Cape Cod Engineering) on this project which includes residential on the second floor and a kitchen at the rear of the first floor. Required five (5) parking spaces could be provided in the front of the house by removal of plants.

### **Comments:**

- Fire:** Relief from the requirement for a sprinkler system would require a variance. Striping is required on the right side of the building to deter parking and emergency vehicle conflicts.
- Building:** §164-32 requires that in a mixed-use building, commercial use should cover at least 30% of floor area. The Building Code states that mixed-use buildings with a residential component require sprinklers and fire separation. Must comply with the Architectural Access Board (AAB) for handicapped accessibility as a result of a change of use.
- Health:** The property is located in the Village Center District and is exempt from Nutrient Management Regulations. Health Department records are unclear on what activities exist in the building. The proposed project is a change in use from residence and could result in the amount of the septic flow. The septic system would be an automatic failure in a Title 5 report and would need to be addressed. The property will be required to connect to the impending sewer system.
- Conservation:** There is a wetland in the rear as shown on a 1994 plan that was submitted. No permitted parking in the rear was ever created. If the bookstore use requires parking improvements in the rear, applicant would need a new filing with the Orleans Conservation Commission through a Notice of Intent for drainage.
- Highway:** If parking is added in the rear, then drainage and stormwater plans with leaching catchbasins would need to be submitted to the town. If the closed curbcut is reopened, the applicant will need a permit from the District 5 DOT office.
- Planning:** The bookstore use would require 5 parking spaces. If parking spaces are installed in the rear, they would be in the wetland buffer zone.

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

**APPROVAL OF MINUTES:**

**MOTION:** On a motion by **Ronald Trudeau**, seconded by **Tim Gula**, the Site Plan Review Committee voted to approve the minutes for January 5, 2022.

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

**ADJOURNMENT**

**MOTION:** On a motion by **Tom Evers**, seconded by **Ronald Trudeau**, 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 (#3): Greg's Used Books (c/o Amanda Elfers), 94 Route 6A**

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

**SITE PLAN REVIEW COMMITTEE MINUTES:**

- *Site Plan Review Committee minutes for January 5, 2022*