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SITE PLAN REVIEW COMMITTEE

WEDNESDAY, MARCH 16, 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); Kelly Messier (Health); Greg Baker (Fire); Tom Evers (Building); John Jannell (Conservation); Todd Bunzick (Water) and Ronald Trudeau (DPW).

INFORMAL REVIEW: Stop & Shop, 24 Route 6A

Speakers:

- Trent Suddeth (Kimley Horn)
- Michael Hershberg

The speakers gave a description of Volta's proposal to install two Electric Vehicle (EV) Charging Station(s)/Display Kiosk(s) within the interior parking area of the above reference property, adjacent to existing on-site parking spaces. The EV Charging Stations are customary, accessory use and incidental to the existing commercial use and solely for the benefit of customers visiting the Stop & Shop. The fixtures are strategically located to provide priority parking for patrons with EV's and display visibility along the interior circulations aisle for shoppers. There are no proposed changes to the existing parking spaces or any of the existing traffic circulation at the property.

Comments:

- Fire:** There are no Fire Department comments.
- Building:** This project is located in a Flood zone. The applicant will need to pull the appropriate permits. No internally illuminated signs are allowed. May need a variance from the Zoning Board of Appeals. Architectural Review Committee review and approval is required.
- Water:** There must be a 5' separation from all water lines and all utilities must be shown on the Formal Site Plan.
- Health:** There can be no disturbance of any septic components.
- Conservation:** This project is located in a Flood zone. The whole site falls within Conservation Commission jurisdiction.
- Highway:** Must avoid all line of site problems with the equipment in the parking areas.
- Planning:** The parking is adequate with 520 parking spaces on site. The EV stations are a private matter with store.

MOTION: On a motion by **Ronald Trudeau**, seconded by **Todd Bunzick**, the Committee voted to waive the Formal Site Plan Review provided all conditions discussed are addressed.

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

INFORMAL REVIEW: Orleans Plaza (c/o Chris Desisto), 17 Nells Way

Speakers/Attendees:

- Chris Desisto (Maplehurst Builders)
- Derek Bloom

Chris Desisto described a proposed housing project to construct 42 one and two bedroom residential apartments for workforce housing on a 3.65 acre site (formerly referred to as the Underground Mall). Desisto stated that a meeting with the Old King's Highway Historical District Commission and revised the look of some of the buildings based on their recommendations. Desisto described using the existing mall buildings as covered parking. Desisto stated that the height of the tallest buildings will be 30'.

Comments:

- Fire:** Adequate access and hydrants must be provided for emergency vehicles. Trees could be an obstruction. Covered parking could be considered a parking garage and may need to be sprinklered.
- Building:** Special Permits from the Zoning Board of Appeals will be required including building on a lot located within two separate districts and apartment development. All Parking Regulations must be adhered to. Engineering will be required for control of runoff. The project must be under controlled construction. Sprinklers will be required. All parking garage space must adhere to the Massachusetts Building Code. All exterior lighting must conform to the Orleans Lighting bylaw §122 (shielded and pointed downward) and manufacturer tear sheets must be provided for town review and must be shown on the plan. The project must adhere to 521 CMR for accessibility.
- Water:** The applicant has stated that basements will be used for storage and utilities. The applicant has expressed interest in having the water meters individually metered by building or apartment. All Water Department requirements must be met. All existing utilities and proposed relocations must be shown on the Formal Site Plan. All utilities must maintain 5' from water lines and 10' from sewers.
- Health:** The proposed community room may require inspections if kitchen facilities are provided. The daily flow may need to be determined for that space.
- Conservation:** Landscaping plan should contain native species.
- Highway:** All stormwater is to be contained on site and shown on the Formal Site Plan.
- Planning:** Architectural Review Committee review and approval is not required if Old King's Highway Historic District has approved the project.

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

ADJOURNMENT

MOTION: On a motion by **John Jannell**, seconded by **Ronald Trudeau**, the Board voted to adjourn the Site Plan Review Committee meeting at **11:05 a.m.**

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

Respectfully submitted:

Karen C. Sharpless, Recording Secretary

LIST OF HANDOUTS:

INFORMAL REVIEW: Stop & Shop, 24 Route 6A

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

INFORMAL REVIEW: Orleans Plaza (c/o Chris Desisto), 17 Nells Way

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

