

SCITUATE PLANNING BOARD MINUTES September 26, 2013

Members Present: William Limbacher, Chairman; Stephen Pritchard, Vice Chairman; Robert Vogel, Eric Mercer and Robert Greene, Alternate Member.

Members Absent: Richard Taylor.

Others Present: Ms. Laura Harbottle, Town Planner.

See Sign-in List for names of others present at this meeting.

Location of meeting: Selectmen's Hearing Room, Town Hall.

Chairman Limbacher called the meeting to order at 7:35 P.M. The meeting was being audio recorded. The meeting was being recorded for airing on the local cable television station.

Documents

- 9/26/13 Planning Board Agenda

ACCEPTANCE OF AGENDA: Mr. Pritchard moved to accept the agenda. Mr. Vogel seconded the motion and the vote was unanimous in favor.

Continued Public Hearing – Accessory Dwelling Special Permit – 75 Moorland Road Assessor's Map/Block/Lot Applicant/Owner: John F. III and Catherine M. McNamara

Documents

- Request for continuance from Ross Engineering dated 9/19/13

No testimony was taken or evidence discussed as an immediate continuance was requested via letter.

Mr. Pritchard moved to accept the applicant's request to continue the Accessory Dwelling Special Permit public hearing for 75 Moorland Road until January 23, 2014 at 7:30 pm. Mr. Vogel seconded the motion. Motion was unanimously approved.

Mr. Mercer arrived at 7:38 p.m.

Town Planner Report

Ms. Harbottle reviewed draft goals for 2014. She indicated she would be working with other departments on implementing new permitting software and would continue the development review meetings to review new development with land use departments. She indicated she would continue to work with the Building Department to enforce Planning Board conditions on projects. She said she will keep working with residents to obtain and use elevation grants which meet FEMA requirements. She indicated she would continue working with the Economic Development Commission in implementing recommendations from their market study such as drafting new zoning. Ms. Harbottle asked the Board for its thoughts.

Mr. Vogel indicated that user friendly GIS for the public website would be good. Mr. Greene thought that the DPW should have mapping information on water, sewer and drainage. Mr. Pritchard asked about the permitting software and if there would be a registry connection. Ms.

Harbottle indicated that the permitting software will hopefully help with more coordination between departments, but there wouldn't be a registry connection. Ms. Harbottle indicated the Economic Development Commission study should be done by the end of the year.

Minutes

Mr. Mercer moved to approve the meeting minutes of 8/8/13 and 8/22/13. Motion was seconded by Mr. Vogel. Motion was unanimously approved.

Documents

- PO # 14001740(\$983.65), PO # 14001821(\$37.50), PO # 1401843(\$440.00)

Mr. Mercer moved to approve the requisition of \$ 983.65 to Beals and Thomas for construction observations for Deer Common for August 2013, for \$ 37.50 to Westongraphics for printing of zoning maps and for \$440.00 to Kwik Kopy Printing for printing of the updated zoning bylaw. Mr. Greene seconded the motion. Motion was unanimously approved.

Chairman Limbacher asked Ms. Harbottle for an update on the 3A corridor study. She indicated that a report with draft findings has been issued. She indicated that the study concluded that the 3A/Henry Turner Bailey Road intersection was border line for a traffic light and that redesign with a better turning lane may be a better solution. The Board felt that the requirements for a signal may have not been met as many people avoid the intersection.

Ms. Harbottle indicated that the citizen petition to expand the Village Business Overlay District will be submitted soon. Mr. Vogel inquired that if the EDC study suggests zoning changes, would there be time for the annual Town meeting in Spring 2014. Ms. Harbottle said possibly and she would look into obtaining a draft copy of the study when it is complete.

The Board discussed the FEMA rally that the Coastal Coalition was sponsoring on Saturday at Cole Parkway. Ms. Harbottle indicated that due to the efforts by Congress and FEMA to change the flood maps and the Biggert Waters Act, many residents will see massive changes in their premiums and the Town is mounting an appeal. She indicated several towns have previously been successful in appeals based on mistakes in FEMA's analysis and Marshfield is also preparing an appeal. Ms. Harbottle indicated that some politicians will likely be at the rally including Jim Cantwell. Mr. Vogel inquired if the appeal is upheld, will FEMA be back in a few years with the same issues. Mr. Mercer inquired if this rulemaking was going through the Federal Register. Ms. Harbottle indicated FEMA has authority. She indicated that if the rates are going to rise to have everyone at market rate, then it would be better if rates were phased in over a longer time frame.

At 8:15 p.m., Chairman Limbacher moved to take a 15 minute break. Motion was seconded by Mr. Pritchard. Motion was unanimously approved.

**Continued Public Hearing and Scenic Road Public Hearing – 305 Country Way
Flexible Open Space Special Permit & Definitive Subdivision Plan & Scenic Road
Assessor's Map/Block/Lot 37-2-2 & 37-8-13R
Applicants/Owners: Douglas Sheerin/Kristen DeGaravilla**

Documents

- 8-22-13 emails from Morse Engineering to DEP

- 9/19/13 email from Lisa Bertola
- Email from Laura Harbottle to Greg Morse dated 9/18/13
- ECR letter dated 9/16/13
- Email from Laura Harbottle to the Board with Beals & Thomas cost for hydrogeological study dated 9/25/13
- Email dated 8/29/13 with Request for hydrogeologic survey
- Email dated 8/29/13 from Rick Murray
- Email dated 9/25/13 from Laura Harbottle to Karen Joseph with revised Horsley Witten Budget
- 9/12/13 Proposal from Horsley Witten for hydrogeologic survey
- Email dated 9/25/13 from Peter Dillon to Laura Harbottle on Tributary Evaluation
- Letter dated 9/26/13 from Attorney Mike Hayes seeking a continuance of public hearing and time for action

No testimony was taken or evidence discussed as an immediate continuance was requested via letter.

Mr. Mercer moved to accept the applicant's request to continue the public hearings for the Definitive Subdivision Plan, Flexible Open Space Special Permit and Scenic Road/Public Shade Tree Hearing for White Ash Farm Lane at 305 Country Way until October 10, 2013 at 8:30 pm and to continue the time for action for the Definitive Subdivision Plan, Flexible Open Space Special Permit and Scenic Road/Public Shade Tree Hearing for White Ash Farm at 305 Country Way until December 23, 2013. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Old Business and New Business

Documents

- Town Planner recommendations for 9/26/13 meeting dated 9/19/13
- 9/13/13 DPW Comment on 214 Clapp Road

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 8:33 p.m. Mr. Mercer seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Richard Taylor, Clerk

10/24/13
Date Approved