

**Scituate Planning Board, April 26, 2012**

**TOWN OF SCITUATE MASSACHUSETTS**

**SCITUATE PLANNING BOARD**

**MINUTES**

April 26, 2012

Members Present: Mr. William Limbacher, Chairman, Mr. Dan Monger, Vice Chairman, Mr. Eric Mercer, Richard Taylor and Dr. Nico Afanasenko.

Members Absent: Robert Vogel.

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

Mr. Limbacher called the meeting to order at 7:30PM. He announced the meeting was being audio recorded and asked if there were any other recordings being taken. There were none.

**Documents**

4/26/12 Planning Board Agenda

ACCEPTANCE OF AGENDA: Mr. Monger moved to accept the agenda. Dr. Afanasenko seconded the motion and the vote was unanimous in favor.

**Scenic Road Hearing –Stockbridge Road Sidewalk Improvements**

Assessor's Map/Block/Lot

Applicant: Town of Scituate DPW

**Documents**

Stockbridge Road Sidewalk Improvements application dated 4/5/12 by applicant Town of Scituate – DPW. Plans entitled Stockbridge Road Sidewalk Improvements Scituate, Massachusetts dated 1-25-12 prepared by Horsley Witten Group, Inc consisting of the following sheets 1, 7, 8, 10, 11, 12, 13 and 14 of 14. Plan of 83 Stockbridge Road by Horsley Witten Group dated 4/9/12

Kevin Cafferty, Town Engineer and Al Bangert, DPW Director were present for the applicant. Mr. Cafferty indicated that a sidewalk study was done and the residents along Stockbridge Rd indicated they wanted a sidewalk. The Selectmen are using MBTA mitigation funds to pay for the walk.

Town Planner, Laura Harbottle indicated that the trees are so close to the pavement that it is impossible to have trees and a walkway in the same location. The roadway layout is irregular and it is not possible to go around trees. She indicated that 9 trees, with 5 or them being over 24" in diameter, and 1 large stump are proposed for removal as well as 227 feet of stonewall is proposed to be relocated back to the property lines. The DPW didn't realize Stockbridge Rd was a scenic road until after the contract prices had come in.

Mr. Taylor asked about what is the schedule of maintenance for the road. Mr. Cafferty indicated that they will install the sidewalk first, then grind the road and repave as the waterline work is already completed. Mr. Taylor asked if the abutting neighbors knew about the trees to be removed. Mr. Cafferty indicated that the abutters were notified, ribbons affixed to the trees and tree hearing notices posted in the field.

Mr. Mercer indicated that he has had close encounters on that road and commends the initiative to put a sidewalk. Mr. Monger inquired if the stonewalls were just going to be pushed back. Mr. Cafferty indicated

that the road is an old road with a variable Right of Way so the walls are just being pushed back to the property line. He inquired if there would be replacement trees. Mr. Cafferty said there was no money in the budget and they would be forced to put them on private property which is undesirable. They may be able to plant a few trees as part of maintenance once the project is done. There is some public land down by the cemetery that they might be able to plant a few trees on.

Dr. Afansenko said he thought the project was great and glad it was happening and it is unfortunate that a few large trees have to be removed. Mr. Limbacher asked if any telephone poles needed to be removed. Mr. Cafferty indicated that the way the project was designed there were no poles to be removed. He indicated that he hopes to have the sidewalk installed and the road ground, curb installed and road repaved before winter.

Mary Jane Sylvester of 114 Greenfield Lane indicated the project will impact her property significantly. The trees on her property have been hit at least 8 times over the years and have prevented at least 2 cars from going into the house. She has lived there 36 years. Several cars have come up over the wall and her husband put iron bars behind the wall. Last week a woman hit the wall and was on her lawn. She questions if this is the side to put the sidewalk on as kids walk to school and the road is very narrow. The corner is very problematic. She said she was gravely concerned about the kids and there are many 18 wheelers coming down the street to avoid Kent St and Driftway as well as many landscape trucks.

Dr. Afanasenko confirmed that the sidewalks would have granite curbing at the corner location and this would significantly reduce cars running up over the sidewalk. Mr. Bangert indicated that a narrow road is a traffic calming device as well as a road with a sidewalk. The road is more dangerous today than if a sidewalk was present. The school is on that side which is why that side of the road was chosen for the walk. Additionally it cuts down on the number of crossing locations, families are located on that side, it is further from wetlands, it requires no telephone poles to be relocated and there are less trees to be taken down. The licensed engineers designed this as the safest route of passage for the residents served.

Mr. Bangert indicated that he has traffic studies. Mrs. Sylvester indicated she wanted to see them. The engineering firm that designed this walk is the same firm that did Gannett Rd. The narrowing of the road is supposed to slow down traffic. Mr. Monger asked if the replacement trees could be a traffic calming device. Mr. Cafferty indicated that a tree should not be a traffic calming device as it is hard to see around and they want to keep trees away from the roadway.

Discussion occurred about limiting truck traffic on the road. It was indicated that that was an issue for the Traffic Rules Committee or the Police Department for enforcement. Mr. Cafferty indicated that Stockbridge Road is heavily travelled, but this is a Scenic Rd hearing to talk about trees and walls. Dr. Afanasenko indicated that there is a scenic wall at Mrs. Sylvester's home and that he is comfortable with the DPW plan of a five foot sidewalk and a handicap ramp as the corner is turned as there will be granite curb. The corner will not be able to be cut anymore as it is difficult to drive over curbing. The wall will be relocated to the back of the walk. Mrs. Sylvester would like the traffic sign moved. DPW indicated the existing wall is a stacked wall that will be a relocated as a stacked wall at the back of the walk on the property line splitting half with the resident and half with the town. Mrs. Sylvester asked if concrete could be put under the rocks to shore up the wall for safety. Mr. Bangert indicated no, the wall would be a stacked wall as it exists now. The Board felt that the proposed improvements would be a vast safety improvement with curbing and a walk. They felt the signage could be addressed with a memorandum to the Traffic Rules Committee.

Dr. Afansenko moved to close the Scenic Road Act and Public Shade Tree public hearing and waive the application fee for the DPW and to approve the application for removal of the following trees in connection with the construction of a proposed sidewalk along Stockbridge Road from Bearce Lane to Vinal Ave for applicant Town of Scituate DPW: 24" Maple, 30" Maple, 12" Maple, 30" Linden, 18" Maple, 12" Maple, 24" stump, 10" Maple, 24" Maple, 24" Maple and brush smaller than 3" in diameter. Approximately 227 linear feet of stonewalls are to be relocated. Trees and stonewalls are shown on a plan prepared by Horsley Witten Group entitled Stockbridge Road Sidewalk Improvements Scituate, Massachusetts dated 1/25/2012. The Board approves the plan subject to the condition that any additional trees larger than 3" that need to

be removed for installation of the sidewalk improvements in the Town of Scituate right of way will require another Scenic Road Hearing and that granite curbing shall be installed at the street corners as shown on the plan for safety. Motion was seconded by Mr. Monger. Motion was unanimously approved.

The Board will send a memo to Traffic Rules regarding this corner. Mr. Bangert indicated that stop sign and all other signs will be corrected in alignment as part of the paving process. DPW is required to do this. The Board asked about putting limitations on commercial vehicles as part of the memo. Mr. Cafferty indicated that limitations usually occur when there is a weight limit concern as in a bridge and there would be public outcry here due to the landscaper's business. It was decided that there would be no memo.

Special Permit – Accessory Dwelling – 129 Stockbridge Road  
Assessor' Map/Block/Lot 54/1/40 & 41  
Applicant/Owner: Kyle and Eunice Zarycki

#### Documents

Memorandum from Director of Public Health dated 2/29/12

Memorandum from Director of DPW dated 9/21/11 on sewer fees

Letter from applicant dated 2/28/12 stating intention to occupy property

Application and supporting compliance certificates, deed, elevations and plan entitled Front & Side Elevations A-1; First Floor Plan A-2; Second Floor & Attic Floor Rear Elevations A-3; Rear Elevation Cross Section A-A & B-B A-4; Cross Section C-C, D-D, E-E, F-F A-5; Foundation Plan Details and Notes S-1; First & Second Floor Framing Plans S-2; Roof Framing Plans S-3 by Hitchcock Designs of Pembroke, MA, for the Zarycki Residence, dated 1/25/12 and Proposed Building Plan Sheet 1 of 1 dated 2/6/12 prepared by Morse Engineering, Inc. with surveying services by mr Surveying, Inc

The public hearing for a Special Permit for an accessory dwelling unit at 129 Stockbridge Rd was opened at 8:00 pm. Mr. Kyle Zarychi, 129 Stockbridge Rd, indicated that he was looking to do an in law addition. He will be making it handicap accessible for his 74 year old relative from New York who is looking to retire to Scituate and help build the new Wegmans in Newton.

Town Planner, Laura Harbottle indicated that the numbers were all clear and the only noteworthy item is that the Board of Health wants the applicant to tie into sewer as there is going to be an increase in bedrooms and the property is near the reservoir. There is not much information on parking on the plan. Ms. Harbottle indicated that the Board may want to require additional parking if it is needed if someone other than a relative lives there. The driveway will be of Lynda Lane with a new two car garage. An accessory dwelling requires 1 parking space per bedroom. The members indicated that if the accessory unit is rented out, that an additional parking space could be added.

Mr. Zarychi indicated that he will tie into town sewer. The inlaw addition will be 1 story and he is adding a new bedroom above the garage.

Dr. Afanasenko moved that the Planning Board make the following Findings of Fact:

On February 28, 2012, the applicant/owner of the property applied for a special permit for an accessory dwelling.

The plans submitted with the application are entitled Proposed Building Plan by mr Surveying, Inc., dated 2/6/12; Front & Side Elevations, First Floor Plan, Second Floor & Attic Floor / Rear Elevation and Rear Elevation / Cross Section A-A & B-B Zarycki Residence 129 Stockbridge Rd. Scituate, MA shown as sheets A-1 through A-4 by Hitchcock Designs, Pembroke, MA dated 1/25/2012.

The plans show a proposed accessory dwelling of approximately 1,220 sq. ft. The floor area of the primary dwelling with proposed additions is stated on the application and plans to be 3,210 sq. ft.

The floor area of the accessory dwelling is 38% of the floor area of the primary dwelling with the proposed

additions.

The site plan shows an existing driveway off Lynda Lane. The applicant is willing to construct an additional driveway and additional parking if the need arises.

The applicant has submitted a signed, notarized statement that he and his family will live on the property.

The application meets the standards of Scituate Zoning Bylaw Section 530 for an Accessory Dwelling Special Permit as long as the proposed additions to the primary dwelling are constructed.

Mr. Mercer seconded the motion. Motion was unanimously approved. Dr. Afanasenko moved that the Planning Board approve the Accessory Dwelling Special Permit for 129 Stockbridge Rd with the following conditions:

The applicant shall meet all requirements of the Building Department, Board of Health, Department of Public Works, Fire Department and other town agencies.

The property at 129 Stockbridge Rd. shall contain a maximum of two dwelling units, the existing dwelling and the accessory dwelling as proposed. The total number of bedrooms and square footage of the accessory dwelling shall not be increased without prior approval of the Planning Board.

This approval is contingent on completion of the additions for the primary dwelling as shown on the plans submitted with the application.

The owner of the property shall reside on the property as long as it contains an accessory dwelling unit.

Except for any changes necessary to meet these conditions, any construction shall conform to the plans submitted with this application entitled Proposed Building Plan by mr Surveying, Inc., dated 2/6/12; Front & Side Elevations, First Floor Plan, Second Floor & Attic Floor / Rear Elevation and Rear Elevation / Cross Section A-A & B-B Zarycki Residence 129 Stockbridge Rd. Scituate, MA shown as sheets A-1 through A-4 by Hitchcock Designs, Pembroke, MA dated 1/25/2012.

The primary dwelling and accessory dwelling shall be connected to town sewer as required by the Board of Health.

Parking for the accessory dwelling shall be added if needed for future rental to a non-family member.

No on-street parking shall be permitted.

This Special Permit shall be void if it is not recorded at the Registry of Deeds within 90 days of the date of filing with the Town Clerk. The owner shall provide proof of this recording to the Planning Board.

This Special Permit shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with MGL Chapter 40A, Section 9.

Motion was seconded by Mr. Monger. Motion was unanimously approved.

Accounting

Documents

P.O. # 12006381 (\$ 342.84), P.O. # 12006391 (\$ 863.91), P.R. # 12006929 (\$2,000)

Dr. Afanasenko moved to approve the requisition for \$ 342.84 as a reimbursement from the Planning Board Guarantee Account for unexpended peer review fees for Sam Tilden Farm LLC, \$863.91 as a reimbursement from the Planning Board Guarantee Account for unexpended peer review fees for Christopher Horne of Scituate Racquet and Fitness Club for the 2002 Special Permit and \$2,000.00 to Don

Gillespie as a refund of the bond collected for the Stormwater Permit for 353 Hatherly Road to clean the Town drainage system at the property line. Mr. Monger seconded the motion. Motion was unanimously approved.

## Minutes

Dr. Afanasenko moved to approve the March 22, 2012 and April 9, 2012 meeting minutes. Mr. Monger seconded the motion. Motion was approved unanimously

## Town Planner Report

Town Planner, Laura Harbottle indicated the Settlement Agreement for Walnut Tree Hill was not ready for the Board to sign. She indicated that we are working on drafting changes to the subdivision control regulations. They are mostly administrative type changes associated with the water department requests for Form A Plans and Water as-builts. If there are any changes requested by other Boards, the Board would like to know. Richard Taylor asked if there was an update to a memorandum from last year on all development in town. Ms. Harbottle indicated she does a development list every two weeks and could keep the Board in the loop. The Board would like to see monthly. Mr. Monger asked about the MAPC grant. Ms. Harbottle indicated the EDC did not get the grant and she hasn't connected to the right person to find out the exact reasons. EDC is almost done finalizing the survey.

## Return surety – Sam Tilden Farm

Town Planner, Laura Harbottle indicated that there is \$20,000 remaining in the surety for Sam Tilden Farm and the roads were accepted at Town Meeting. The applicant has requested the surety return. The Town Treasurer will come up with the exact amount after the vote. Dr. Afanasenko moved to accept Sam Tilden Farm, LLC's request as applicant/owner of Sam Tilden Farm Subdivision approved by the Board on 2/3/2005, to return the remaining surety of \$20,000 plus accumulated interest as Ava's Lane and Lauren Lane were accepted as public ways at the Annual Town Meeting on April 9, 2012 and to return the balance of \$342.84 from the guarantee account as all peer review is complete. Mr. Monger seconded the motion. Motion was unanimously approved.

## Special Permit – Accessory Dwelling – 130 Country Way

Assessor's Map/Block/Lot 48/2/51 B

Applicant: Gerri O'Neil

## Documents

Application and Certification that owner will occupy primary or accessory dwelling dated 3/6/12

The plans submitted with the application are entitled First Floor Plan Sheet 4 of 11; 2nd Floor Plan Sheet 5 of 11; Sections Sheet 7 of 11; Sections Sheet 8 of 11 all noted as Preliminary Plans Not For Construction by Rockwood Design, Inc of Marshfield, MA, for Gerri O'Neil, revised dated 6/2/11 and As-Built Plan Showing New Foundation #130 Country Way dated 12/21/11 prepared by Stenbeck & Taylor, Inc. Based on these plans and application, the accessory dwelling is approximately 1225 sq. ft. in area.

Memorandum from Director of Public Health dated 3/16 /12

A public hearing for an Accessory Dwelling Special Permit for 130 Country Way was opened at 8:30 pm. Applicant Gerri O'Neil and Alison and Eric Steverman were present. They indicated they want to do an accessory dwelling unit according to the second set of plans submitted. Town Planner, Laura Harbottle, indicated the numbers on the first set of plans were so close being about 15 sq. ft. over, but they ended up reconfiguring the plans slightly to be below the required 40%. The parking is on a circular drive. Ms. Harbottle recommends, similar to the last one, that if the unit is ever rented out to a non-family member, then more parking be added. There are four bedrooms in the dwelling and two in the accessory unit. Mr. Steverman indicated that four cars can comfortably fit.

Dr. Afanasenko moved to make the following findings of fact:

On March 15, 2012, the applicant/owner of the property applied for a special permit for an accessory dwelling.

The plans submitted with the application are entitled First Floor Plan Sheet 4 of 11; 2nd Floor Plan Sheet 5 of 11; Sections Sheet 7 of 11; Sections Sheet 8 of 11, all noted as Preliminary Plans Not For Construction, by Rockwood Design, Inc of Marshfield, MA, for Gerri O'Neil, revised dated 10/17/11, and an As-Built Plan Showing New Foundation #130 Country Way dated 12/21/11 by Stenbeck & Taylor, Inc.

The plans show a proposed accessory dwelling of 1,156 sq. ft. The revised First and Second Floor Plans submitted on 4/20/12 show the floor area of the primary dwelling with proposed additions to be 2,971 sq ft.

The floor area of the accessory dwelling is 39% of the floor area of the primary dwelling with the proposed first and second floor additions.

The site plan by Stenbeck & Taylor, Inc. shows a circular driveway serving both units. The applicant is willing to construct additional parking if the need arises.

The applicant has submitted a signed, notarized statement that she will live in the accessory unit.

The application meets the standards of Scituate Zoning Bylaw Section 530 for an Accessory Dwelling Special Permit as long as the proposed additions to the primary dwelling are constructed.

Mr. Monger seconded the motion. Motion was unanimously approved.

Dr. Afanasenko moved that the Planning Board approve the Accessory Dwelling Special Permit for 130 Country Way with the following conditions:

The applicant shall meet all requirements of the Building Department, Board of Health, Department of Public Works, Fire Department and other town agencies.

The property at 130 Country Way shall contain a maximum of two dwelling units, the existing dwelling and the accessory dwelling as proposed. The square footage of the accessory dwelling shall not be increased without prior approval of the Planning Board.

This approval is contingent on completion of the additions for the primary dwelling as shown on the First and Second Floor Plans revised 10/17/11.

The owner of the property shall reside on the property as long as it contains an accessory dwelling unit.

Except for any changes necessary to meet these conditions, all construction shall conform to the plans attached to this approval entitled First Floor Plan Sheet 4 of 11; 2nd Floor Plan Sheet 5 of 11; Sections Sheet 7 of 11; Sections Sheet 8 of 11 all noted as Preliminary Plans Not For Construction by Rockwood Design, Inc of Marshfield, MA, for Gerri O'Neil, revised dated 10/17/11 and As-Built Plan Showing New Foundation #130 Country Way dated 12/21/11 prepared by Stenbeck & Taylor, Inc.

Parking for the accessory dwelling shall be added if the accessory unit is ever rented to a non-family member.

No on-street parking shall be permitted.

This Special Permit shall be void if it is not recorded at the Registry of Deeds within 90 days of the date of filing with the Town Clerk. The owner shall provide proof of this recording to the Planning Board.

This Special Permit shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with MGL Chapter 40A, Section 9.

Mr. Monger seconded the motion. Motion was unanimously approved.

Scenic Road Hearing – 77 Border Street

Assessor's Map/Block/Lot 6-2-8B

Applicant/Owner: Niki-Louis Realty Trust, Kiki Angela Lazaris, Trustee

#### Documents

Application and Plan of Proposed Curb Cut 77 Border Street (Lot 1) (Assessor's Parcel 6-2-8B) Scituate, MA prepared by Morse Engineering dated March 30, 2012.

Greg Morse, representing the applicant, indicated that the property for the driveway was subdivided last fall with a Form A Plan. Lot 2 has the existing driveway. Lot 1 has Board of Health and Conservation Commission approval for a new dwelling. Lot 1 has a stonewall along the frontage and the new driveway location for Lot 1 proposes that 14 linear feet of a stone way be removed for a 12 foot wide driveway. The driveway is located in the middle of the frontage because it is the best location – the apex of the curve. The property is across the street from the River Club. There is 395 feet of sight distance to the north and 400 to the south which complies with AASHTO requirements. The stones removed will be added to the next section of wall that is falling apart.

Chairman Limbacher indicated he is familiar with the road and it does have pretty good visibility. Mr. Monger confirmed that no vegetation will be removed and the stones from the opening will just be building up the wall further down on the site along the road. Town Planner, Laura Harbottle indicated that at first it looks like a blind curve, but the road layout goes so far off the road that a car can see coming out of the drive so there is good sight distance.

Dr. Afanasenko moved to close the Scenic Road Act public hearing and approve the application for removal of approximately 14 linear feet of stonewall in connection with the construction of a proposed driveway for a new single family home for applicant Niki-Louis Realty Trust. The stones will be relocated along the northern edge of the Border Street property line as shown on plan entitled Proposed Curb Cut 77 Border Street (Lot 1) (Assessor's Parcel: 6-2-8B) Scituate, MA by Morse Engineering dated March 30, 2012. Motion was seconded by Mr. Monger. Motion was unanimously approved.

Site Plan Administrative Review – 17 New Driftway – Discuss Changing Icehouse Condition

Assessor's Map/Block/Lot 53/5/27-31

Applicant/Owner: Robert Burwick, Trustee and Don Spradlin

#### Documents

Letter and sketches of new screening options from Donald Spradlin on Greenbush Ice House received 4-20-12

Donald Spradlin and Bob Burwick were present for the applicant. Mr. Spradlin explained that the icehouse structure is installed with water and electricity. Camouflaging the mechanical icemaker equipment has not been done. Options for fencing or barriers are proposed.

Chairman Limbacher indicated that the structure that was approved was to have shingles and the Board will be looking at the whole structure not just the roof. Mr. Spradlin indicated that they had a roofer and all the supplies there, but the locations of the units changed from the approved plans and they couldn't put the roof framing on without going into the inside structure. Mr. Spradlin was not told the roof units changed. He indicated that food safety regulations prohibit wood in the interior of the structure due to contamination of the ice and the limited space. The entire inside is stainless steel.

Mr. Spradlin indicated that he would like to find a solution that offers curb appeal and is satisfactory to all. He prepared several options for the Board. He viewed the structure in the factory in Georgia, but was not aware of the change in the roof top units until after the unit was delivered to the site. The units are where the icemaker is which then flows by gravity into the unit for storage and dispensing. He believes that the options show there is something that he could do to make the roof more appealing. He has received positive comments from many people and thinks the units fits into the site. Several of the proposed options

show fencing that is used in various places around Scituate and other Towns.

Town Planner, Laura Harbottle indicated that she had talked to Mr. Spradlin about his ideas to remediate the building. She believes that everyone agrees that what was built in character does not match what was approved. She understands what the applicant is saying about the wood. She questioned whether concrete clapboard could be used. She said the building looks very industrial. She indicated that when you look at the Marshfield unit everything is enclosed. Mr. Spradlin indicated the previous objection of the Board was the roof that is why the options were proposed. Ms. Harbottle indicated the shape of this roof is very similar to Marshfield. She indicated another issue is the signage. The signs are not as approved. The Burger Bar is similar, Duval is not and the icehouse is not. What was approved was a quaint New England type sign. There might be a compromise between the approved sign and what is up now. Mr. Spradlin indicated that he does not want to keep the awning that came with the icehouse. The sign changed because the whole unit changed. He thought the cube reflected the elongated burger on the Burger Bar sign. He will try and do something with the icehouse and sign to unify the site so it doesn't look like three separate businesses.

Chairman Limbacher asked the Board to lay out their thoughts so the applicant can rework the options. Dr. Afanasenko likes the idea of tying the site all together. The conceptual fixes are very different from the original drawings. He understands the paving will help, but the differences should be mitigated. Mr. Spradlin indicated that the original concern of the Board was the roof and the Board didn't want it to look like Marshfield with the blue roof. He did look at different items, but weight is an issue. Dr. Afanasenko indicated a few issues differ from the original drawings, one being the blue color makes the unit stick out like it doesn't belong – color needs to be addressed. His second concern is the machinery on top needs to be screened and he likes option 2 with fencing all around. His third concern is the grey blank side of the icehouse is obtrusive. It needs something to make the building less visible. Mr. Spradlin indicated it was left blank intentionally as he did not like what the manufacturer was going to do. He suggested possibly a mural of a scene in town be done there. He wants something to prevent graffiti and is visually pleasing. Dr. Afanasenko thought to make it less visually intrusive an option might be greenery or landscape with a New England style element on the roof. A second option might be Faux windows on the side with earth tones to do the awning and side pieces. His fourth concern is the sign. He likes the original sign. If the color scheme is changed, that should be considered before money is spent on the sign.

Mr. Monger indicated that he thought the intent when the approval was given was for the unit to have less visibility. He doesn't like the colors, he wants the equipment hid on the top with a solid fencing. He is concerned about the signage. He likes the original wood carved sign. He thinks the colors on the new sign look industrial. He likes the sign, but not the colors. He would like to see a new rendering with new colors. Mr. Spradlin indicated the sign colors will change with a new color scheme. Mr. Monger liked the sketch that Chairman Limbacher had pulled from the internet as it pulled the eye away from the roof top units.

Mr. Taylor believes that with the picket fence option that the units would still be visible. Chairman Limbacher indicated it would be better if the eye was directed away from the roof to the main part of the structure. Mr. Taylor also liked the internet sketch. He did not like the mansard roof that was bright blue from Marshfield. Bright blue does not work on this site. Mr. Taylor suggested a large cornice around the whole structure. He likes the faux window idea or a carved sign on the icehouse side instead of the free standing sign. He is concerned because the icehouse is really at the entrance to the Town and doesn't want it to appear industrial. Mr. Spradlin indicated he would like to provide brochures of the marina locations and information/maps about Scituate businesses at the icehouse because it is in a key location. Mr. Taylor inquired if there could be outside supports for a shingled structure that covered everything. Cost and space were Mr. Spradlin's concern.

Mr. Spradlin indicated he could use earth tones to bring the eye level down away from the roof. A mural was might be too flat. Mr. Spradlin will look at the Icehouse of America website. Mr. Mercer said it looks like they got not what they had in mind, but thinks a solution can be found. He suggested a Design Review Committee meeting to get a more professional opinion. Mr. Mercer likes the idea of a mural - possibly a scene from Scituate in the 40's or 50's.



Chairman Limbacher indicated he had six points of concern. The first is that the icehouse is stark. The second is the awning. The third is the color blue is out. Earth tones would be desirable. The fourth is the roof. Options need to be considered to take the eye away from it or minimize it. The fifth is signage. The sixth is that the unit needs to fit into the site. Mr. Spradlin said he understood what the Board wanted. He also indicated he is concerned about the process and that it takes a few weeks to have the unit up and running and the season for ice is here. He wants to open as soon as possible and make the changes simultaneously as he is open. He indicated he would take the blue awning down.

Mr. Bjorklund suggested that perhaps he could do inexpensive fixes with the colors now and then decide later if roof top screening is needed. Mr. Monger would like a proposed scheme with roof top screening and a scheme without. Mr. Mercer liked the idea of a two step process as it helps the applicant to have income from the first season.

Dr. Afanasenko asked if the Board could allow the icehouse to open with a temporary occupancy permit. Mr. Monger indicated he wanted to see improvements prior to opening and he wants a tight timeframe if the Board decides on recommending a temporary permit. Dr. Afanasenko inquired if there could be a post season review of the roof. Ms. Harbottle suggested that a meeting be set up with the Design Review Committee before the Board's next meeting on May 10 as they are very helpful with design suggestions. Chairman Limbacher will talk to the Building Inspector about a temporary permit. The item will be on the agenda next time with or without Design Review, but it is hoped that a meeting with the Design Review could happen by next time.

Master Plan Discussion – postponed due to late hour.

Mr. Monger moved to adjourn the meeting at 10:20 pm. Mr. Mercer seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph  
Planning Board Secretary

Dr. Nico Afanasenko, Clerk