

Scituate Planning Board, July 12, 2012

TOWN OF SCITUATE MASSACHUSETTS

SCITUATE PLANNING BOARD

MINUTES

July 12, 2012

Members Present: Mr. William Limbacher, Chairman; Daniel Monger, Vice Chairman; Richard Taylor, Clerk; Eric Mercer and Robert Vogel.

Members Absent: Alternate member seat vacant.

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 - Meeting moved to Planning Board office as Selectmen's Hearing room was occupied.

Mr. Limbacher called the meeting to order at 7:35PM.

Documents

7/12/12 Planning Board Agenda

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

17 New Driftway – Review Progress of Icehouse Conditions Compliance

Documents

Planning Board Decision on the Icehouse Modification filed with the Town Clerk on 5-22-12
Greenbush Ice House Proposed Awnings by Dorchester Awning Co dated 7/3/12, SK-1 – SK-4
Greenbush Ice House elevation of screening above
Rendition of awnings and screen with straight valence
Email from Mike McGowan dated 7/11/12 RE: ICE HOUSE AWNING SKETCHES
Emails from Laura Harbottle to Board dated 7/11/12 and 7/12/12 and email from Don Spradlin to Laura Harbottle dated 7/11/12 Re: Ice House Awning Sketches

Donald Spradlin and Bob Burwick were present. Mr. Spradlin indicated that since the meeting on May 10, 2012 he received the modification decision dated May 22, 2012 and received a 90 day temporary occupancy permit. The Dorchester Awning Company came up with a detailed proposal dated 5/22. They came to the site on June 4 for an inspection since it will be a custom order. On June 14 Don Spradlin requested Design Review Committee member Laura DeLong's email as a follow up to the decision as the awning order was ready to be submitted. He met with the Design Review Committee (DRC) on June 20, 2012 and he indicated that everything seemed fine and was nearly ready to finalize the order. Mr. Spradlin indicated the DRC had 2 requests – how was the screening connected to the posts and they wanted a CAD drawing of the underpinnings. He indicated that the Dorchester Awning Company was not able to produce a drawing immediately as they had technical difficulties due to the weather.

Since the awning drawings were delivered to the DRC, they made a few more suggestions. Mr. Spradlin indicated that he postponed production and informed the awning company of the requested changes. He indicated that the awning company is now backing away. He believes the recommendations of round versus square support poles and the powder coating that the DRC made are extraneous. He indicated that he was

financially at his limits. Mr. Spadlin indicated the awning will be navy and design sensitivity has occurred. He said Dorchester Awning Company has been in business for a long time and is aware how to design an awning. He believes he's fulfilled conditions 1, 3 and 6 with the awning and he's exceeded his roof budget. He would like to place the order. The ice machine needs to be shut down for installation. He wants to do this on a Monday or Tuesday as volume is lighter then. The bollards have been painted as approved.

Town Planner, Laura Harbottle indicated that the Board is in a tough position here. The DRC indicated they thought they were not making changes. They wanted round posts and the metal work powder coated white. Ms. Harbottle indicated that their ideas are good, but we don't want to see the owner in a financial bind. The awning has a casual feel now. Mr. Spradlin indicated that the awning company president couldn't come to the meeting. He read an email from the company that indicated they are feeling insulted that everything is being questioned and the additional requests are being made that seem excessive.

Mr. Taylor indicated that the Board approved a concept sketch and did not specify square or round posts. He indicated that the detailed sketches are on track and are not supposed to be exact and he believes the DRC comments are suggestions. Mr. Spradlin indicated he was worried about making the 90 day timeframe. Chairman Limbacher indicated that Mr. Spradlin shouldn't worry. Mr. Mercer deferred to the architectural trained board members for comments. Mr. Vogel indicated he preferred the square posts and the galvanized frame versus the powder coated. He indicated he is sorry this is causing so much angst. Mr. Monger agreed with Mr. Vogel. He indicated the drawings provided capture the spirit of the concept approved. Mr. Monger indicated that this was a lot of process for an icehouse. He inquired about the timeframe for the awning. Mr. Spradlin indicated that production will be 6 – 8 weeks. Chairman Limbacher indicated that the Board could move the deadline for compliance until the end of September. He indicated the Board agreed on a concept. He doesn't want the powder coating as the structure is exposed to the elements. He indicated that the Board is supportive of the concept and did not vote on detailed engineering drawings.

Ms. Harbottle indicated that part of the May 22 decision involved painting the icehouse Shaker beige. She indicated that Mr. Spradlin suggests there will be maintenance issues with paint as he already hoses the building every morning and is also concerned about the condensation. Chairman Limbacher suggested the following motion:

He moved that the Board approve the following changes to the Greenbush Icehouse Modification approved by the Board on May 22, 2012 as requested by Owner/Manager Donald W. Spradlin in accordance with the attached awning sketches and with the following conditions:

On site, existing color of the icehouse is acceptable. Color will not be changed. Condition #2 from the May 22, 2012 Modification decision shall be removed.

The awning was approved to be constructed according to the drawings from Dorchester Awning Company provided by Donald Spradlin (attached).

The deadline for installing the awning and obtaining the permanent occupancy permit shall be extended until the end of September 2012.

Mr. Spradlin is to inform the Planning Board of the date that the awning is ordered, the date that the awning is delivered and the date the awning is installed.

Mr. Monger seconded the motion. Motion was unanimous in favor. The Board indicated they are expecting the sign to be addressed. Mr. Spradlin indicated he would like to wait until the awning is up to see what it will look like so there is coordination. The sign will be located where the present sign is now. Mr. Spradlin indicated he is working with a landscaper for improvements around the sign.

Mr. Bob Burwick indicated the icehouse reception has been good so far. People are commenting as if they are providing a public service. The customers are happy and the layout is as close to a drive through as possible. He indicated comments are that people appreciate not having to go to the grocery store for ice. Mr. Burwick and Mr. Spradlin indicated they will provide ice for charity events.

Form A Plan – 349 Hatherly Road
Assessor's Map/Block/Lot 28/23/2
Applicant/Owner: Michael A. DiNatale

Documents

Application and Plan of Land in the Town of Scituate, MA located at 349 Hatherly Road prepared by Millbrook Survey for Michael DiNatale dated 7/3/12.

Mr. DiNatale was present. He indicated that since the Town has brought sewage down Hood Road he wants to change the property line on the existing lot to the rear of his lot to obtain another buildable lot for someone who wants to be near the ocean.

Town Planner, Laura Harbottle, indicated that the plan has 100 feet of frontage on Hood Road and complies with the 125 feet of lot width. The setbacks are as shown on the plan except the corner provision is shown on another plan. The plan has access and frontage and should be endorsed.

Mr. Taylor asked if the house will be connected to sewer. Mr. DiNatale indicated the Town is working on the sewer down the road and anticipates connections later in August or September.

Mr. Vogel moved to endorse, as approval under the Subdivision Control Law not required a plan of land in the Town of Scituate, MA located at 349 Hatherly Road. Plan prepared by Millbrook Survey for applicant/owner Michael DiNatale dated July 3, 2012. Mr. Taylor seconded the motion. Motion was approved unanimously.

Liaison Reports

Mr. Taylor indicated he will be attending the South Shore Coalition meeting next week. Mr. Limbacher indicated the CPC meets on July 23rd.

Accounting

Documents

P.O. # 13000093 (\$167.50), P.O. #13000085 (\$15.00)

Mr. Taylor moved to approve the requisitions of \$167.50 to Norfolk Superior Court as a reimbursement from the Guarantee Fund for unexpended landscape review fees for the Laurelwood Subdivision per court order and \$15.00 to Planning Commissioners Journal for an online subscription for the board and staff. Mr. Monger seconded the motion. Motion was unanimously approved.

Minutes

Mr. Taylor moved to approve the June 28, 2012 meeting minutes. Mr. Monger seconded the motion. Motion was approved unanimously.

Town Planner Report

Ms. Harbottle indicated that there will likely be two zoning articles for the fall town meeting on either October 27 or October 29. The first is the one for Chris Ford with language on the frontage being the same as the underlying zoning or building matrix. The other is the Water Resource Protection District. DEP has made changes that affect water withdrawal permits. There is a disagreement now as to whether the change will be a zoning or general bylaw. The Planning Board may be the sponsor of the article and we are targeting a hearing for September 13.

The Town Planner distributed a memorandum on a proposed bus route by GATRA. She indicated that the Town Administrator wanted something to help serve the boaters as well as seniors and others. The bus would be handicapped accessible and it would go to Wheeler Park. The funding is questionable for the bus.

It will come out of the Town's MBTA assessment and some money could come off the cherry sheet resulting in a reduction in state aid. The program would be a pilot program for a couple of days a week to see if it is feasible and desirable here. Ms. Harbottle indicated that GATRA is a better deal for the town than the senior van. The Selectmen will be discussing it on Tuesday evening. Members questioned why the library was not on the route and if there was not something more economical.

Timeframe for Interviews of Alternate Member

The Board discussed a proposed article for the Scituate Mariner and agreed that it could hopefully appear July 19 and ask for applications and resumes until August 16. Depending on the interest, preliminary interviews could possibly be scheduled August 23. The Selectmen will be kept in the loop. Mr. Monger suggested that Mr. Taylor may want to write an editorial for the Mariner to try to encourage applicants. Mr. Mercer suggested WATD.

Preliminary discussion on subdivision regulation changes, subdivision fees and other fees

Documents

Planning Board Fee Schedule with proposed revisions dated 7/10/12

Accessory Dwelling/Scenic Road Existing Fees Spreadsheet dated 7/11/12

Proposed revisions subdivision regulations Section 4.0 dated 7/10/12

Proposed revisions subdivision regulations Section 6.11.5 dated 7/10/12

Email from Laura Harbottle to Board dated 7/12/12 with fee increase recommendations

2012 CPTC information on adopting and amending zoning bylaws by Barbara St. Andre, Esq.

The Board briefly discussed suggested fee revisions. Town Planner, Laura Harbottle indicated that costs are not really keeping up with expenses on some applications due to certified mailings to abutters and general processing of the application. Mr. Vogel thought that the fee for a Stormwater Permit was low. Mr. Monger indicated he liked a major and minor site plan review.

Board members were in agreement that the proposed changes to Section 4 and Sec 6.11.5 were not onerous and were more clarification issues. The Board will review and take the issues under advisement.

Mr. Vogel moved to adjourn the meeting at 9: 10 pm. Mr. Mercer seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Richard Taylor, Clerk