

Scituate Planning Board, March 22, 2012

TOWN OF SCITUATE MASSACHUSETTS

SCITUATE PLANNING BOARD

MINUTES

March 22, 2012

Members Present: Mr. William Limbacher, Chairman, Eric Mercer, Robert Vogel, Dr. Nico Afanasenko and Richard Taylor.

Members Absent: Dan Monger.

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

3/22/12 Planning Board Agenda

ACCEPTANCE OF AGENDA: Dr. Afanasenko moved to accept the agenda. Mr. Vogel seconded the motion and the vote was unanimous in favor. Eric Mercer arrived at 7:33pm immediately after this vote.

Site Plan Waiver – Maritime & Irish Mossing Museum

301 Driftway

Assessor's Map # 53-3-1 Applicant: Scituate Historical Society

Documents

Application and supporting documents for Site Plan Waiver received March 7, 2012 showing boat enclosure on the north side of the museum

Memo from Director of Public Health dated 3/9/12

Dave Ball and Bruce Bent represented the Scituate Historical Society. Mr. Ball indicated that the temporary boat enclosure was built in 2002 for a lifeboat. They are now looking to build a permanent enclosure for two boats and some small exhibits. It will have a roof and the sides will be enclosed. It will have a wood floor supported by a sonotube foundation with pressure treated floor joists. Mr. Ball indicated he has reviewed the plans with the Building Commissioner who had no problem. The windows may be single sash instead of double hung. There will be a barn door that will be operational to bring the boats in and out of the enclosure.

Town Planner, Laura Harbottle, indicated the existing building is on the National Register of Historic Places. She indicated that the existing building has 12 over 12 windows, and it would be nice to continue them in the boat enclosure. Mr. Ball indicated the proposed windows are very similar, however, height of the windows is an issue. Mr. Bent indicated the windows need to be positioned as in the sketch to let light in. Mr. Vogel indicated he understands the issue with the windows and they may have to be slightly different to get a higher sill.

Mr. Taylor inquired about parking. Mr. Ball said there is sufficient parking. On the rare instance when their

parking is full, they share with Harbour Insurance which has ample parking. Bus turnaround has not been a problem.

Dr. Afanasenko moved that the Planning Board waive the application fee and the proposed building work is minor in nature, the use is not changing and there appears to be adequate parking and to therefore grant the site plan waiver for the Maritime & Irish Mossing Museum, 301 Driftway, with the following conditions:

Construction shall comply with the improvements shown on a plan entitled Maritime and Irish Mossing Museum, Boat House Enclosure Plan, dated March 6, 2012 by the Scituate Historical Society, with new boat house enclosure shown on the north side of the building.

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

Form A Plan – 27 & 31 Lowell Street

Assessor's Map/Block/Lot 71/5/9

Applicant/Owner: The Lowell Street 27 – 31 Realty Trust

Document

Application and Plan of Land in the Town of Scituate, Massachusetts located at #27 & #31 Lowell Street prepared by Stenbeck & Taylor, Inc. for applicant/owner Michael & Mark Stadelmann, Trustees of the Lowell Street 27 – 31 Realty Trust.

Present for the applicant was Brian Taylor of Stenbeck and Taylor and Attorney Mark Stiles. Mr. Taylor indicated that the two houses existed prior to the subdivision control law being passed in Scituate and they propose to divide the lot into two lots under 81L. Mr. Taylor indicated that they submitted the assessor's records and he showed the Board a 1947 aerial photograph on Irish linen that he had in his company vault from the upgrading of the Marshfield assessor's maps in 1947. The photograph clearly shows the two houses were present in April 1947.

Town Planner, Laura Harbottle indicated that the houses look old and the assessor's records indicate they were existing prior to 1947 and she recommends endorsement.

Dr Afanasenko moved to endorse, as approval under the Subdivision Control Law Not Required, a Plan of Land in the Town of Scituate located at 27 & 31 Lowell Street prepared by Stenbeck & Taylor, Inc. for applicant/owner The Lowell Street 27 – 31 Realty Trust, Michael and Mark Stadelmann, Trustees dated 3/12/2012 as the Planning Board finds that the division of the tract of land shown is not a subdivision because the two houses are significant structures that the Assessor's records indicate were built in 1935 (#27) and 1920 (#31) which is prior to the date which the Subdivision Control Law went into effect in the Town of Scituate in August 1947 and one such building remains on each of the proposed lots. The Planning Board also finds that endorsement of this plan is not a determination as to conformance with zoning regulations. Mr. Vogel seconded the motion. Motion was unanimously approved.

Minutes

Dr. Afanasenko moved to approve the March 8, 2012 meeting minutes. Mr. Mercer seconded the motion. Motion was approved unanimously.

Accounting

Documents

P.O. # 12005568 (\$30.97), P.O. # 12005607 (\$52.95), P.R. # 12006074 (\$230.00), P.R. # 12006075 (\$287.76), P.R. # 12006123 (1,457.50), P.R. # 12006073 (\$172.50), P.R. 12006072 (\$172.50)

Dr. Afanasenko moved to approve the requisitions \$30.97 for office supplies from WB Mason, for \$52.95 for office supplies from WB Mason, \$230.00 to Amory Engineers for Stormwater review on 277-283 CJC/18

OOB Rd, \$287.76 to Amory Engineers for construction inspection on Tilden Estates, \$1,457.50 to Amory Engineers for update of the Scituate Zoning Map, \$172.50 to Amory Engineers for Stormwater review for 277- 283CJC/18 OOB Rd, and \$172.50 to Amory Engineers for Review of As-Builts for Sam Tilden Farm. Mr. Mercer seconded the motion. Motion was unanimously approved.

Town Planner Report

Town Planner, Laura Harbottle indicated that the Board still has not received the settlement agreement on Walnut Tree Hill. She will pursue this with Travelers. She indicated that she received a draft of the new zoning map this afternoon. The colors are vivid and they may have to be toned down a bit. Ms. Harbottle told the Board that an application had been filed for a Stormwater Permit at Hatherly Road and Hood Road. This is a lot that was previously Form A'ed and it is undergoing internal administrative review for the stormwater permit. She indicated the applicant was going to have to do a little more work on the plan to meet Town requirements. The Town Planner indicated she has been working to find projects for the green communities grant.

Ms. Harbottle indicated that the ice house at 17 New Driftway presently does not look like what was presented to the Board. There is no shingling present. The Board was not pleased that what is out there currently is not what was approved. Chairman Limbacher indicated that he would review the situation and talk to the Building Commissioner. He indicated that they may not be done yet. He will advise the Town Planner if it will be necessary to put this item on the agenda for the end of April meeting.

Master Plan Discussion was postponed to another meeting as the full Board was not present.

Mr. Vogel moved to adjourn the meeting at 8:08 pm. Dr. Afanasenko seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Dr. Nico Afanasenko, Clerk

Date Approved