

Scituate Planning Board, March 8, 2012

TOWN OF SCITUATE MASSACHUSETTS

SCITUATE PLANNING BOARD

MINUTES

March 8, 2012

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

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

Mr. Limbacher called the meeting to order at 7:35PM. He announced the meeting was being audio recorded and asked if there were any other recordings being taken. There were none. Dr. Afanasenko arrived at 7:40 pm.

Documents

3/8/12 Planning Board Agenda

Acceptance of Agenda: Mr. Monger moved to accept the agenda. Mr. Vogel seconded the motion and the vote was unanimous in favor.

Minutes

Mr. Mercer moved to approve the February 23, 2012 meeting minutes. Mr. Monger seconded the motion. Motion was approved unanimously. (Dr. Afanasenko not present)

Accounting

Documents

P.O. # 12005306 (\$19.01), P.O. # 12005325 (\$460.00)

Mr. Monger moved to approve \$19.01 for a replacement stamp for Planning Board approved plans, and \$460.00 for Chessia Consulting for peer review services for the Stormwater Permit on 8 Border Street. Mr. Mercer seconded the motion. Motion was unanimously approved. (Dr. Afanasenko not present)

Town Planner Report

Town Planner, Laura Harbottle indicated that the revised plans for 277 – 283 Chief Justice Cushing Highway/18 Old Oaken Bucket Road were submitted. She also indicated that she attended the Economic Development Commission (EDC) meeting last night. Two planners from MAPC were in attendance to review the market study for Scituate if the Town were to receive the grant that it applied for from MAPC.

The EDC is working hard on their proposed survey. The Town Administrator informed the Town Planner that there will be money in her budget next year for the EDC. Laura Harbottle indicated that the Walnut Tree Hill settlement agreement is not ready to be signed yet.

There will be a meeting posted for April 9 prior to Town Meeting. It is the desire of the Board not to meet on April 12.

Town Planner, Laura Harbottle indicated that a Special Permit for an Accessory Dwelling was filed for 129 Stockbridge Road. The General Bylaws indicate that permits cannot be issued with outstanding taxes, so the applicant withdrew the application. He then came in and paid the outstanding taxes this week so the Planning Board does not need to vote to accept the applicant's withdrawal of the application. The applicant sent an email to reinstate the application.

There was a brief discussion about the \$375,000 that the Selectmen are requesting for a building study for Town Meeting. Several members expressed concern about the amount of money requested.

Site Plan Waiver – Building Renovations

788 Country Way

Assessor's Map # 12/4/12 Applicant: Glenn Wilder, Wilder Bros Garage

Documents

Application and supporting documents for Site Plan Waiver received Feb 29, 2012 showing Wilder Brothers Parking Lot, South and East Elevations and Floor Plan – Rebuilt Office/Shops Sheet 3 dated Aug 1991 with new Inspection Bay, new overhead doors, new walls and the new office delineated.

Glenn A. Wilder and Dave Lawrence spoke on behalf of the application for a Site Plan Waiver. Glenn Wilder was also present. They indicated that they are looking to put in two bays, one for inspections and the other bay will be in the existing footprint of the garage. All bays will enter from the same side of the building currently used as the entrance location. They indicated they will take over the Travel Agency and Country Way Radio spaces and they showed the Board pictures of the existing building and street. Mr. Lawrence indicated that he has spoken to Mr. Duggan and Ms. Sullivan who are fine with the proposed improvements.

Town Planner, Laura Harbottle, indicated that she has confirmed that Director of Public Health (Ms. Sullivan) is fine with the proposed improvements. She indicated she reviewed the site earlier in the day with Mr. Lawrence. In reality, one inspection bay is being added. There are no traffic changes. Ample parking is provided. Traffic flow will likely be improved with the proposal. Mr. Lawrence indicated sprinklers were not required.

There were no members of the public present to speak about the project.

Dr. Afanasenko moved that 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 Wilder Brothers Garage, 788 Country Way, with the following conditions:

Construction shall comply with the improvements shown on plans entitled Wilder Brothers Parking Lot and Floor Plan – Rebuilt Office/Shops for Business Property No 778 – 784 Country Way North Scituate, MA dated Aug 91 with new overhead doors, new inspection bay, new office and new walls delineated.

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

Mr. Vogel moved to adjourn the meeting at 8:07 pm. Dr. Afanasenko seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Dr. Nico Afanasenko, Clerk

Date Approved