

SCITUATE PLANNING BOARD MINUTES October 26, 2017

Members Present: Stephen Pritchard, Chairman; Ann Burbine, Vice Chairman; Benjamin Bornstein, Clerk, William Limbacher, Richard Taylor and Alternate Member, Patricia Lambert.

Others Present: Town Planner Karen Joseph.

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

Location of meeting: Selectmen's Hearing Room, Town Hall, 600 C J Cushing Highway, Scituate

Chairman Pritchard called the meeting to order at 7:00 P.M. The meeting was being recorded for airing on local cable television.

Documents

- 10/26/17 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chairman Pritchard indicated there was a posted agenda. Ms. Burbine seconded the motion for the posted agenda and the vote was unanimous in favor.

Continued Public Hearing – Wireless Communication Antennas on Utility Poles (small cell attachments)

Pole SC01 – Utility Pole #236/1 adjacent to 26 Kenilworth Street – a private way

Pole SC02 – Utility Pole #245/4 adjacent to 32 Harvard Street – a private way

Pole SC04 – Utility Pole # EE C)-BRA adjacent to 14 Allen Place – a public way

Applicant: Celco Partnership dba Verizon Wireless

Owner: National Grid

Documents

- Email from Attorney Dan Klasnick dated 10.23.17 requesting continuance.

Motion:

Mr. Bornstein moved to continue the three public hearings for the small cell attachments adjacent to 14 Allen Place, 26 Kenilworth Street and 32 Harvard Street until November 9, 2107 at 9:15 pm. and to continue the time for action for filing with the Town Clerk until November 21, 2017. Ms. Burbine seconded the motion, motion was unanimously approved.

Form A – 88 Stockbridge Road

Assessor's Map/Block/Lot 49-1-1 & 7A

Applicant/Owner: Swan/Scituate Etrusco Association

Documents

- PDF of application dated 10.16.18
- PDF of ANR Plan dated 10.16.18
- Email to Karen Joseph from Kathy DeMarsh dated 10.25.17 with PDF of Etrusco Deed page and maps
- Transmittal letter dated 10.17.17

Attendees: Mr. Gregory Morse

Mr. Morse indicated he submitted a letter to the Board for withdrawal of the Form A for 88 Stockbridge Road without prejudice.

Mr. Bornstein moved to accept the applicant's request to withdraw the Approval Not Required a Plan of Land in Scituate, MA Showing a Division of Parcels 49-1-1 & 49-1-7A 88 Stockbridge Road and 1 Common Street by Moran Surveying, Inc. dated 10-16-17. Ms. Burbine seconded the motion; the vote was unanimously in favor.

Form A – 84 Branch Street

Assessor's Map/Block/Lot 38-2-3

Applicant/Owner: Kenneth & Gale Michaud

Documents

- PDF of application dated 10.19.17
- PDF of ANR plan revised dated 10.19.17
- Transmittal letter 10.17.17

Attendees: Mr. Gregory Morse representing property owners Kenneth and Gail Michaud

Mr. Morse indicated the Board previously approved a Form A about six months ago to create second lot on the Michaud's property. He said a revised plan shows:

- Lot 1 is the existing house 237' of frontage, 2.5 acres associated with it
- Lot 2R has 457' of frontage on Manor Road, 30,511 sq. ft. of land area.
 - Entirely upland land area
 - In .5 acre zoning district

Mr. Pritchard said it looks like a barbell and the skinny part is the easement. Mr. Morse said the skinny part is owned by Lot 2R and the easement would be for Lot 1.

Ms. Joseph said the plan can be endorsed as the lot has both frontage and access and water is available.

Public comments:

Mr. Mark McInnis resident of 15 Manor road said he has concerns of when the building begins and vehicles going through the Branch Street Gates. He said they are constantly being repaired by the Historical Society. He said the road is not in great shape and has never been adequately repaired after a water main break. Mr. McInnis said the road is a private road and asked if the Board could stipulation that construction vehicles approach from Lawson Road. Mr. Pritchard and Ms. Joseph both said that because this is a Form A they cannot do that. Ms. Joseph suggested that Mr. McInnis speak with the owners of the lot. Ms. Burbine made a suggestion that someone put a sign at the gates that construction vehicles must go down Lawson Road.

Motion:

Mr. Bornstein moved to endorse as Approval Not Required a Plan of Land in Scituate, MA Showing a Division of Parcel 38-2-3 84 Branch Street prepared by Morse Engineering Co., Inc. for applicant/owner Kenneth and Gale Michaud dated 10-18-17 as the division of land shown on the accompanying plan is not a subdivision because Lot 1R has access and frontage of at least the distance presently required by the Scituate Zoning Bylaw on Branch Street. Lot 2R has frontage on the private way of Manor Road which has a 40' right of way with a 14-16 foot way, a grade of 1-3%

and is compacted gravel construction. Manor Road was a way in existence on August 3, 1947 when the subdivision control law took effect in Scituate and there is sufficient width, grade and construction to provide for the needs of vehicular traffic in relation to the proposed use and for installation of municipal services to serve the land and buildings erected. The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or change in a lot line which does not alter the existing frontage as required under the Scituate Zoning Bylaw. Mr. Taylor seconded the motion; the vote was unanimous in favor.

**Continued Public Hearing – Major Site Plan Administrative Review – Restaurant & Bar
7-9 Marshfield Avenue**

Assessor's Map/Block/Lot 72-19-3B

Applicant: Stephen Leaman

Owner: Humarock Industrial, LLC

Documents

- PDF of comment letter from Building Commissioner/Zoning Officer dated 10.20.17
- PDF of letter from Attorney Jon Aieta requesting continuance dated 10.23.17

Motion:

Mr. Borstein moved to accept the applicant's request to continue the public hearings for the Major Site Plan Administrative Review for 7-9 Marshfield Avenue until November 21, 2017 at 9:30 pm. and to continue the time for action for filing with the Town Clerk until November 30, 2017. Mr. Taylor seconded the motion; the motion was unanimously approved.

**Continued Public Hearing – Flexible Open Space Definitive Subdivision Plan – 90 Ann Vinal
Assessor's Map/Block/Lot 27-06-01**

Applicant: Welby Builders, LLC

Owner: Steven D. and William G. Curtis, Jr. TRS, Curtis Realty Trust

Documents

- PDF of FOSD dated 9.14.17
- PDF of Ross Engineering Letter dated 9.14.17
- PDF of lot layout dated 10.23.17
- PDF of Watershed Plans pre/post dated 9.14.17
- PDF Merrill Subdivision Review Report dated 10.17.17
- PDF of Land Donation Guidelines dated 10.20.17

Attendees: Mr. Bill Ohrenberger, Mr. Jeff DeLisi, Mr. Paul Mirabito, Mr. Greg Tansey, Mr. Paul Sheerin

Mr. Ohrenberger indicated that Mr. Mirabito had worked on some of the Board's concerns from the last meeting and reconfigured the subdivision. Mr. Mirabito spoke to the below:

- Reconfigured lot line from lot 12 to lot 6
- Moved houses so they are no longer behind each other
- Leaching field is in same place

Ms. Burbine, Mr. Pritchard and Mr. Taylor all said they like the plan much better.

Mr. Taylor asked if there are regulations on the number of driveways that are on a cul-de-sac. Mr. Ohrenberger indicated that under the bylaw there are not to be any common driveways off the cul-de-sac. The historic home will be moved to Lot 16.

Stormwater Design:

Mr. Palmieri addressed comments from October 17th report.

- Plan achieves what that the Board was looking for with regards to layout
- Some revisions from the October 17th will be made per Mr. Tansey
- The design does comply with the Stormwater management policy
- Stormwater detention basin at rear of site near Townsend Rd
 - Recommendation that the outlet for the basin be moved as far away from abutters as possible - the applicant has complied
 - Level spreader was recommended, but has not been added yet
 - Outlet is as close to wetlands as possible
- Next set of plans will address the basement elevations

Mr. Palmieri opined his drainage comments were satisfactorily addressed. He said he would recommend that the Board may want to address a few additional items:

- Open Space boundaries be clearly define
- Applicant has asked for a waiver for Landscape Architect
- Applicant has asked for a waiver for Erosion Control Plan and SWPPP
- Quantity of fill being brought on site

Mr. Tansey said that the stormwater changes being recommended are minor and he does not see any flow patterns changing.

Mr. Pritchard noted the elevated grades and he does not want to have situation where headlights are shining into abutter's homes, which was a problem at Blanchard Farms. Mr. Ohrenberger said all garages are front entry.

Roadway and Curbing:

Mr. Taylor asked about the limits of granite curbing and if it will affect the stormwater. Mr. Mirabito said they are proposing Cape Cod berm and granite curb at radii with a 4' grass strip, a 5' sidewalk and road width of 20' with 1' berm. He said they have requested a waiver for vertical granite curbing for the entire length of the roadway on both sides. Mr. Taylor asked if the road would ever be public. Mr. Mirabito said he was unsure. Mr. Taylor indicated there were issues with DPW with Evangeline Drive with regards to road width, plowing and granite curbing.

Mr. Limbacher opined that you have to look at the three waivers the applicant is looking for together.

1. Waiver for road length at 700' plus
2. Waiver for width of the road 20'-24'
3. Waiver for Cape Cob berm

Mr. Limbacher said that with a longer street and narrower roadway he would be in favor of the Cape Cod Berm. Mr. Pritchard said it would depend on if it was private or public, because if private the Town would not be responsible for plowing.

Ms. Burbine said the sidewalk on the front of the property is very narrow would there be any potential to make the existing sidewalk wider to provide safe conditions for school children. Mr. Ohrenberger said that one issue maybe the wetland on the east side is an isolated wetland. Ms. Burbine said they could add to the sidewalk just in front the property to make it 5', which is the new regulation.

Mr. Pritchard asked if the intent was for the roadway to be public or private. Mr. Ohrenberger said the intent is to be public. Mr. Pritchard agreed with Mr. Limbacher that you would have to look at all components for the waivers and include the sidewalk. Mr. Limbacher said that based on his experience a width of 20' for the roadway would not be accepted. Ms. Joseph asked if under the current design, could the drainage handle a 24' road and Mr. Tansey said yes. Mr. Pritchard said he tends to agree a skinner road becomes more problematic. Mr. Taylor opined it should be either 24' road with granite curbing or 20' roadway with Cape Cod Berm. Ms. Burbine indicated a drawback to Evangeline Drive is the placement of the mailboxes leaves no room for plows to move the snow and if mail box location will need to addressed here.

Ms. Joseph indicated to the Board that they may want give the applicant some direction with the three waivers, so the applicant can proceed with the design. She recommended the Board address the following:

- Three Waivers – road, sidewalk, Cape Cod Berm
- Is the layout acceptable
- Is the open space acceptable
- There is a comment from Board of Health that there may need to be some redesign of the soil absorption field
- Does the Board require additional traffic data, peak number of trips, etc., analysis of the geometry to make sure it is safe?

Mr. Taylor asked if there are catch basins on the plan and Mr. Mirabito indicated that the purpose of tonight's meeting was to review the new layout and they do have more work to do.

Layout:

Mr. Pritchard asked the Board members if they had any concerns about the layout of the plan. Mr. Limbacher, Ms. Burbine, Mr. Pritchard and Mr. Taylor are okay with the layout. Mr. Taylor opined that it appears less dense to him and the house are not on top of each other.

Mr. Bornstein said he does like the configuration better and asked how close the layout is to the maximum density and inquired if the lots could be tighter to maximize more open space and limit lot disturbance. Mr. Mirabito said they exceed the open space requirement. Mr. Bornstein rephrased and asked how much tighter things could be made given setbacks, etc. and still have a marketable product. Mr. Ohrenberger said that more open space could be created with demarcation, but they do want to give people back yards. Mr. Limbacher said with demarcation you don't want lawns to creep into the open space. He said that they would like to see plantings or monuments to mark bounds for open space. Mr. Mirabito said they could pull houses forward and use the 100' buffer as demarcation for the open space. Mr. Pritchard asked how much open space there is currently. Mr. Mirabito said they have 33.6% open space. Mr. Pritchard inquired about the amount of fill and if they meet existing grade at the back lot line. Mr. Mirabito confirmed yes, the rear lot lines are at existing grade. He said that most of the fill will be brought for the roadway. Mr. Mirabito pointed out on the plans the approximate locations where the drainage basins would be located. Mr.

Pritchard opined that a lot of the open space will be taken up by the stormwater system. Mr. Mirabito indicated that some would be, but there would still be a leaching field that will look like open space, there will be woods along the side and the back and the back yards will be approximately 30'. Mr. Pritchard asked if the rear property line could be moved to coincide with the 100' buffer so that along with demarcation of the open space it would help homeowners understand ownership. Mr. Mirabito said there is a rear yard setback, but they may be able to push the homes closer to the road. He said they would need permission to do work within the 100' buffer.

Ms. Burbine indicated the back lot line on Lot 7 is only 30' from the people on Townsend. She suggested moving everything down 20' towards Ann Vinal so that there would be a gain of 20' on the back lot line as well as shortening the road. Mr. Taylor asked if the leaching field was able to move. Mr. Mirabito said they are not able to move the leaching field due to soils and mounding; perk rates fail as they move towards Ann Vinal. Ms. Burbine said could Lot 10 and Lot 11 be moved down which would shorten the drive and give 20' more space in back lots. She said the 30' is not much between the new homes and Townsend. Mr. Sheerin said that in a conventional subdivision the lot lines would be right up against each other and if they try every tweak they are just going to build a regular subdivision because it will be easier rather than working on a Flexible Open Space subdivisions. He indicated that based on a Townsend neighborhood meeting the neighbors were very happy with the 30' setback. Ms. Burbine withdrew her comments.

Public comments:

Mr. Mike Bonomi, 31 Long Meadow Road, suggested putting fewer houses on the property. He also said that the drainage is going towards his property and he doesn't want more water going his way. Mr. Pritchard said the stormwater design cannot increase volume or velocity of flow from the site.

Mr. Stephen Comerford, 70 Townsend Road, said that stormwater regulations have been discussed and written, but what about existing ground water. He said that his neighbors, the Toomey's, at the end of the road have "Old Faithful" coming out of the ground. He said the stormwater is one thing, but the water table is high for the area and how do you reconcile stormwater versus ground water. Mr. Mirabito responded that there have been a series of soil tests so they know where the ground water is in general and the water table is high. He said the subdivision has been designed relative to the ground water situation and Scituate has its own set of stormwater regulations, in addition to subdivision, state and federal regulations. He said that everything has to be above the ground water so that it is not impacted. He indicated that under the Scituate bylaws there cannot be an increase in water leaving the site (an increase in volume). He said the Scituate bylaw requires a lot of engineering be completed and reviewed for the project to be designed.

Mr. Bornstein opined that everyone is working towards the same goal of the Flexible Open Space Development (FOSD), but to get the maximum benefits of the FOSD any tightening up of the plan yet still making it marketable he would be amenable to. Mr. Ohrenberger said they would look into it.

Mr. Ohrenberger indicated that waivers are required because the way the bylaw is written. Below items the applicant needs to look at:

1. Sidewalk along Ann Vinal - widening
2. If private road, waiver request for granite curbing would not be disruptive to DPW.

Mr. Pritchard added:

1. Road width waiver

2. Road length waiver
3. Landscape Architect waiver
 - Mr. Bornstein strongly disagrees with this waiver. He opined that a landscape architect looks at grading, etc. and would add a lot to the project.
4. Stormwater and erosion control plan waiver
 - Mr. Mirabito said they would like to do a SWPPP (Stormwater Pollution Prevention Plan) after the plan is approved.
 - Mr. Ohrenberger clarified they are not asking for a waiver, but asking for it to be a condition of approval.
 - Mr. Pritchard they need to know how they are going to manage stormwater during construction and would like this on a piece of paper as part of the plan.
 - Ms. Burbine said she wants to make sure there are no builders dumping stuff in inappropriate places. Mr. Sheerin said he will be building all the houses and they will not be selling off lots.
5. Traffic – information needed on site lines, turning radius, traffic volume.
 - This may address the sidewalk
 - Safety for children outside the subdivision
 - Pathway from the subdivision to the school
 - Mr. Tansey indicated he already saw a pathway through the woods to the school made by kids
6. Public amenity supposed to be with a FOSD.

Mr. Taylor said would like to make note that when approved, the conditions be written that the road be private road in perpetuity. Mr. Limbacher indicated it would not be built to subdivision standards.

Mr. Limbacher asked who would be in charge of the open space. Mr. Ohrenberger said that the Home Owners Association would have control. Mr. Pritchard said they would also want to put a demarcation on the 100' buffer zone to demarcate the open space.

Public Comment:

Mr. Bonomi, 31 Longmeadow Road, said he felt it very important for the traffic study to be done because the road is not wide enough. He said that he measured the road and as he had mentioned before the mirrors of school buses hang over on to the sides of the road. He said he saw a car side swipe the telephone pole in front of the school proving it was not wide enough.

Motion:

Mr. Bornstein moved to accept the applicant's request to continue the public hearings for the Definitive Subdivision Plan and Flexible Open Space Special Permit for Curtis Estates at 90 Ann Vinal Road- A Flexible Open Space Definitive Subdivision until December 14, 2017 at 7:00 pm. and to continue the time for action for filing with the Town Clerk until January 31, 2018. Mr. Bornstein moved to amend the motion to continue the time for action for filing with the Town Clerk until January 15, 2018. Ms. Burbine seconded the amended motion; the vote was unanimously approved.

Accounting

Documents

- PO # 1803999 (\$1,376.52), PO # 1803933 (\$390.00), PO # 1804016 (\$390.00), PO # 1804017 (\$260.00), PO # 1804141 (\$5,019.96), PO # 1804189 (\$25,000.00), PO # 1804188 (\$67.00)

Mr. Bornstein moved to approve the requisition of \$1,376.52 to Horsley Witten Group for engineering peer review for Seaside at Scituate – Toll Brothers, for \$390.00 to Merrill Corporation for construction inspections for Lot 2 Otis Place, for \$390.00 to Merrill Corporation for construction inspections for 6 Old Country Way, for \$260.00 to Whitecrest Realty LLC for a refund of unexpended engineering money for 6 Old Country Way, for \$5,019.96 to Whitecrest Realty LLC for a refund of the landscape bond for 6 Old Country Way, for \$25,000.00 to Diamond Development Realty Trust for a partial refund of surety for 105 Hatherly Road, for \$67.00 to J & R Graphics for business cards, and two bills signed under the Municipal Modernization Act for \$650.00 (PO # 1802118) to Merrill Corporation on 8/30/17 for engineering peer review for 90 Ann Vinal Road and \$90.00 (PO # 1802149) to MAPD on 8/30/17 for 2017-2018 Membership dues for Brad Washburn. Mr. Taylor seconded the motion; the vote was unanimous in favor.

Liaison Reports

CPC – reported by Ms. Burbine:

- CPC presented to Selectmen proposals for parking and mapping for the Appleton and Damon properties. She said the CPC has received an application for 1 Elm Street

EDC – reported by Ms. Burbine:

- Ted Brovitz attending Planning Board tonight and moving ahead with some Greenbush visioning.

Planning/Development Report

- Liaison List reviewed and updated
- Letter on Riverway went out
- Working on Subsidized Housing Inventory
- Design Review Committee meeting on the 1st for Toll Brothers, Mr. Taylor to attend
- Mr. Pritchard asked about progress of master plan from Mr. Washburn

Old Business and New Business

- Surety return of \$25,000.00 to Diamond Development, 105 Hatherly Road, surety was taken until the drainage basins completed and looks great. This is a request by the developer to release the funds.
- Surety still being kept for top coat of road and trees

40R:

Mr. Pritchard and Ms. Burbine said the fundamental issue of 40R is infrastructure and that the town needs to get capacity analysis done first. Ms. Burbine indicated that the funding might go on the capital plan and there could be a place holder for it. Mr. Pritchard said the capital plan was due that day and it is unclear as to whether or not a study made it on the plan.

Ms. Burbine indicated there is potential for MassWorks Grant in future for infrastructure. Mr. Pritchard said that 40R will require the infrastructure. Mr. Brovitz brought up that MassWorks might

be a potential place for support because they provide funding for infrastructure shovel ready municipal projects. This could be pursued along with zoning and development of the Drew project for Greenbush. He said we missed the timing for this year.

Mr. Taylor said that people's perception is difficult with current water bands in October and the Board permitting new development. Mr. Pritchard said that the Town needs to develop a more detailed approach to how capacity is analyzed as for the whole system.

Ms. Burbine indicated there was a meeting with Toll Brothers, Ms. Karen Canfield, Mr. Brad Washburn, Mr. Kevin Cafferty, Ms. Karen Joseph, Ms. Burbine, Mr. Bill Ohrenberger, Mr. Jeff DeLisi, Mr. Pritchard and Mr. John Danehey where they spoke about infra-structure. She said that Toll Brothers has been granted sewer hook ups. She said they will be looping the water and will answer a lot of different questions. Mr. Pritchard said there was a DPW memo to Toll Brothers that focused on additional analysis with respect to connecting to both water and sewer systems and how it impacts the whole system. Ms. Burbine said that pipes are also being redone on Cedar Point for I&I. She indicated the Sand Hills pump station has just been rehabilitated and Toll Brothers will hook into it through 6th Ave & 7th Ave and will go through the pump station to a 24" pipe that will flow to the sewage treatment plant. She said there was discussion about Toll having low flow toilets and other green fixtures. and will be prepared to address that at the next meeting.

Update discussion – Zoning for Greenbush – Ted Brovitz

Attendee: Ted Brovitz

Greenbush-Driftway Visioning Initiative looking twenty years in future:

- Encompassing the train station, the village area, and the transfer station
- What are the possibilities and challenges in these areas
- First reviewed when began the development of the train station.
 - Created some infill development, i.e. 50 Country Way
- 2004 there was an economic development plan for the area – identified types of developments, open spaces and streetscapes that people would like to see.
- Overall concept continues to do infill developments in the Greenbush Village area with mix of use and flex buildings.
 - Around train station would be higher density, mixed use with pedestrian orientation, shared parking, diversification of housing stock
 - Transfer station opportunity for a business park, larger scale development
 - Widows Walk potential for function area, small accommodations add value to what is already a beautiful asset to the town.
 - South side along North River upgrading passive and active recreational facilities that are already there, redoing picnic area, more trails, boat house
- Current zoning there are a lot of base districts and overlay districts and a lot of overlap between them. Most is in the general business zone in the commercial zone, several overlay districts, water resource protection district, wireless communication, planned development districts.
 - Trying to take best of Village Business Overlay District(VBOD) and 760 design standards – currently 30' setbacks make it difficult for pedestrian connections also causing lots to be bigger than what would be allowed or put the parking in front of

the building. Current setback regulations basically promote strip developments, trying to reverse that.

- VBOD facilitates mixed use in underlying zones.
- Replace underlying Zoning district with seven new districts – Greenbush Gateway Sub-districts:
 - Gateway Business District – round about to railroad yard – professional offices, backed off the road with green space
 - Driftway Transit Village District – at light intersection – higher density mixed use – on both sides of the street – center piece of the district.
 - Greenbush Village Center – lower scale mixed use, flexibility for commercial, industrial and residential
 - North River Residential District – further south, behind Dunkin Donuts – development of residential, town houses, condominiums with access to the river, i.e. James Landing, Riverway
 - Driftway Conservation and Recreation District – Widows Walk – preserving recreational attributes with potential for function space and accommodation space.
 - North River Conservation Area – recreation – enhancing amenities
- Overlay districts would still apply, but would likely eliminate the VBOD replacing with base standards that integrate density along with 760 design standards.
- This is just the beginning, need to continue to work and make easily communicated.
 - Meeting with stakeholders just starting now
- Civic Zone – pathway from Dunkin to Herring Brook, North River Park and Widows Walk - suggesting that as development happens giving developers the opportunity to create open space on their sites, but also contribute to open space that is going to benefit the entire district.
- Pedestrian Frontage Zone – Country Way up the New Driftway – requires commercial use be at ground level. Above can be residential, but facing the sidewalk would be restaurant, personal services, retail, creating relationship with the pedestrian.
- Design standards – placement of buildings, minimum and maximum setbacks want them as close to the sidewalk and street and if there is space between there should be some sort of outdoor amenity, something that contributes to the walkability of the zones.
 - Standards integrated for the VBOD and section 760 for height, pitched roofs, dormers, etc.
 - Different building types classified and each building has its own design standards.
- Each sub-district has individual set of standards, specific to their district.
- Site development standards put in place
 - Individual lots or combined lots
 - Standards of length of lots
 - Special types of blocks, i.e. Cottage Court- small single family homes
- Parking standards would remain in place
 - Create tool box for developer to demonstrate less parking is needed, shared parking.
 - Allowing tandem parking for residential units
 - Street side parking – parallel parking
- Sustainability site design standards
 - Enhance stormwater standards – infiltration parks, stormwater flow planters

- Open space on site more like an amenity
- Public realm standards - sidewalks

Mr. Brovitz said this is first pass on a bylaw with Form Based allowing more density with heightened design standards. Other towns that have started to adopt this type of development, i.e. Portsmouth, NH, Bourne, Wellesley, Newton, Lexington, Concord and Kingston, MA.

Next step meeting on 11/21/17 with Ted Brovitz, stake holders meeting proposed on 11/16/17.

Public comment:

Mr. Bill Dillon represents group from 7 New Driftway, Old Driftway Medical Building. Mr. Taylor indicated the area Mr. Dillion is referring to is currently zoned for Residential. Mr. Dillion asked if the Planning Board be willing to look at re-zoning the small gap in area between 7 New Driftway and the business district. Mr. Pritchard said he would want to make sure that fit in with proposed plans for the future. Mr. Dillon said the group is trying to do what was discussed this evening just sooner, within next year or two. Mr. Pritchard said that he would want to make sure that it meets current requirements of zoning and link it to the implementation of the standards we are working towards. He said this could be the starting point and the key point; it is the entrance to Scituate. Mr. Dillon indicated their proposal is to put an upscale coffee shop, some residential and a boutique hotel with 10-12 rooms.

Mr. Pritchard said they would be willing to look at to see how to do it, zone for both VBOD and Business districts. Ms. Joseph indicated that if bylaw could be drafted in the next month there is the possibility to get it on the warrant for Annual Town Meeting. Mr. Pritchard said it needs to be presented as a phased approach. Ms. Burbine said she would like the proposed zoning change to come from the Planning Board, Mr. Pritchard agreed. He said it is the first step in getting to the rest of Greenbush started. Mr. Pritchard said he would want Mr. Dillon to present his proposal to the Board. New zoning would be changing the boundary for the VBOD and the business district. Ms. Joseph indicated she and Mr. Washburn could work on a proposal for meeting on November 21, 2017. The Board asked Mr. Dillon to share his concept with them and also come back to the November 21st meeting as well as the Greenbush stakeholder meeting on November 16th.

Documents

- Email to the Board dated 10/23/17 from Karen Joseph with amended agenda for 10/26/17 and Small Cell Pole Attachment request for continuance letter and several motions for continuances
- Email to the Board dated 10/23/17 from Karen Joseph with materials for 90 Ann Vinal, FOSD Plan 9.14.17, letter 9.14.17, WS Plans pre/post, Subdivision Review Report 10.17.17, Donation of Land Guidelines
- Email to the Board dated 10/23/17 from Karen Joseph with ANR Application for 84 Branch Street, ANR Plan 88 Stockbridge and 1 Common, Transmittal 84 Branch Street, Transmittal 88 Stockbridge, ANR Application 88 Stockbridge, ANR Plan 84 Branch Street, Planning Board Liaison list 2017.
- Email to the Board dated 10/23/17 from Karen Joseph with Dropbox link for Greenbush zoning.
- Email to the Board dated 10/25/17 from Karen Joseph with Compliance Letter and Revised Lot Layout for Ann Vinal dated 10.23.17.

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 10:18p.m. Ms. Burbine seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Benjamin S. Bornstein, Clerk

Date Approved 3/8/18