

**SCITUATE PLANNING BOARD    MINUTES    October 24, 2019**

Members Present: Ann Burbine, Chairman; Stephen Pritchard, Vice Chairman; Patricia Lambert, Clerk, William Limbacher and alternate member Rebecca Lewis.

Others Present: Karen Joseph, Town Planner; Shari Young, Planning Administrative Assistant.

Members absent:

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 Burbine called the meeting to order at 6:30 P.M. The meeting was being recorded for airing on local cable television.

**Documents**

- 10/24/19 Planning Board Agenda

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

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**Executive Session – to discuss the strategy with respect to litigation if an Open meeting may have detrimental effect on the litigating position of the public body – 327 First Parish Road – Senior Center**

A roll call vote was taken to move into executive session.

Burbine - yes  
Pritchard – yes  
Lambert – yes  
Limbacher – yes  
Bornstein – yes  
Lewis – yes

The Board voted to end the Executive Session and reconvene in open session at 7:00 pm. A roll call vote was taken.

Burbine - yes  
Pritchard – yes  
Lambert – yes  
Limbacher – yes  
Bornstein – yes  
Lewis – yes

**Public Hearing – Special Permit Accessory Dwelling – 8 Carver Ave.  
Assessor's Map/Block/Lot: 34-13-4  
Applicant/Owner: David A. Roycroft**

**Documents**

- PDF Assessors Card
- PDF GIS Map
- PDF Site Plan and Elevations 8 Carver Ave.
- Doc Transmittal letter 8 Carver Ave.
- Jpg House across the street
- Jpg View to empty side yard
- Jpg Existing house
- Email to Karen Joseph from BOH dated 9/24/19 with comments
- Email to Karen Joseph from David Roycroft dated 9/22/19 with comments regarding siding and driveway
- PDF Application 8 Carver Ave.
- Doc DRAFT motion
- PDF 8 Carver Ave ZBA
- PDF Revised plans 10.23.19

Attendees: David A. Roycroft, Property Owner

Mr. Roycroft described the project to the Board.

- Building an accessory dwelling for himself, his wife and son
- He will occupy the accessory dwelling once construction is complete
- Primary house will be rented out
- Existing 2 car garage will be demolished
- Driveway will have 4 spots for the primary dwelling and accessory
- ZBA Section 6 Decision – Approved - will not create any new non-conformities, nor be more detrimental
- Breezeway connection will provide entrances to each house
- Cedar shakes on the old house
  - Accessory will have the same siding, however may have to paint both structures to match
- Between 2 abutters - eastside abutter only one effected
- Lighting on the deck will be lantern style standard lights; will not shed light on others
  - The Board reviewed pictures of the neighborhood
- Water and sewer will tie into the existing main to the existing house
  - Will pay \$8,000 fee for sewer
- There are no real grade changes

Mr. Bornstein asked about the basement and if it would be finished. Mr. Roycroft indicated at this point it will be unfinished. There was also discussion about stormwater; at this point it is not triggered, but on the applicant to do if needed.

*Motion:*

Ms. Lewis moved to make the following Findings of Fact:

1. On September 10 2019, David A. Roycroft applied for a special permit for an attached accessory dwelling on the property at 8 Carver Ave.

2. According to the Town of Scituate Assessor's records, the property at 8 Carver Avenue is owned by David A. Roycroft.
3. Based on a floor plan submitted by the applicant, the floor area of the proposed accessory dwelling will be ~~approximately~~ no more than 750 gross sq. ft. of living area and a common entry area of 238 sq. ft. This is 57.5% of the total square footage of the primary dwelling which is 1,308 sq. ft. according to the application. This meets the size requirements of 530.2F of the zoning bylaw for accessory dwellings as the bylaw allows 750 sq. ft. or 40% of the total square footage of the primary dwelling, whichever is greater. The accessory dwelling is subordinate to the existing single family home.
4. The Accessory dwelling unit will be a complete separate housekeeping unit and there will be only one accessory dwelling on the lot.
5. The property is in the Residential R-3 zoning district. The proposed attached accessory dwelling structure meets all the required setbacks, building height and yard requirements for a primary dwelling.

*Language added: will add that the ZBA has found section 6 finding.*

6. The proposed accessory dwelling is located on the east side of the primary dwelling. Access will be via a gravel walkway leading from the proposed new parking pad to the front door.
7. The appearance of the accessory dwelling will be in keeping with the appearance of the primary dwelling as both will be new siding/and or painted to match each other. New exterior stairs are to the side and rear of the proposed dwelling.
8. The Plot Plan of Land in Scituate, MA showing 8 Carver Ave. shows an existing stone parking area of 14.3' wide and 14.9' long for the existing dwelling and a proposed parking area for the accessory dwelling. This parking would be for three (3) cars and be made of porous geocell pavement with crushed shells as the cover material. This appears adequate to provide two parking spaces for the accessory dwelling. Ample parking appears to be provided.
9. The owner has submitted a signed, notarized statement that he will be occupying 8 Carver Ave. as his primary residence.
10. The accessory dwelling will be serviced by Town water and municipal sewer. DPW requirements for water and sewer connections will be met.
11. The application meets the standards of the Scituate Zoning Bylaw for an Accessory Dwelling Special Permit.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Ms. Burbine moved to approve the Special Permit for an accessory dwelling at 8 Carver Avenue with the following conditions in addition to the standard conditions for accessory dwellings approved by the Planning Board after a public hearing on 12/17/15:

1. Except for any changes necessary to meet these conditions, any construction shall substantially conform to Plot Plan of Land in Scituate Ma prepared for David Roycroft for 8 Carver Ave. dated September 5, 2019 by Webby Engineering Associates, Inc. and architectural plans by Bob Burgess of 6 sheets including, 1 of 6 Elevations Accessory Dwelling, 2 of 6 First Floor Plan, 3 of 6 Foundation Plan, 4 of 6 Existing Floor Plan, 5 of 6 Sections and 6 of 6 Shear Walls, Elevation, Detail dated 8-29-19 with revisions received 10-23-19 to include a small covered porch to the

stairs to the common area.

2. The number of bedrooms in the accessory dwelling is limited to two in the location and size indicated on the floor plan submitted with the application. The number of bedrooms in the primary house is limited to three.
3. No further expansion of the accessory dwelling floor area is allowed without further review by the Planning Board.
4. Upon occupancy of the accessory dwelling, the applicant shall provide a notarized affidavit that they are living in one of the dwelling units. A yearly certification that the owner occupies one of the dwelling units must be provided by March 1 yearly.
5. All requirements of the Board of Health, Building Department, Department of Public Works, Fire Department and other Town agencies must be met prior to occupancy of the accessory dwelling.
6. The accessory dwelling shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire and health codes and bylaws.
7. Water connection must meet all requirements of the DPW Water Division for the accessory dwelling.
8. Sewer connections must meet all requirements of the DPW Sewer Division for accessory dwellings.
9. Any lighting installed shall be down lighting to not shed light on abutting properties.
10. Construction work shall not begin prior to 7:00 am weekdays and 8:00 am on Saturdays and shall cease no later than 7:00 pm or sunset whichever is earlier. No construction shall take place on Sundays or legal/federal holidays. Construction includes idling of vehicles, delivery of materials to the site and all other construction activities.
11. If there is an increase in impervious area of 25% or more, then a stormwater permit shall be needed according to Town of Scituate Stormwater requirements.
12. Runoff from the proposed accessory dwelling shall not be increased from the property.

*Language added: for volume and maximum rate*

13. Erosion and sedimentation control devices shall be installed to prevent any erosion or sedimentation from leaving the site during construction. Silt sock shall be used.

Mr. Limbacher seconded the motion for discussion.

Ms. Lambert seconded the motion as amended; the vote was unanimously in favor.

**Public Hearing – Scenic Road – 424 Tilden Road**  
**Assessor's Map/Block/Lot: 27-07-14**  
**Applicant/Owner: Kathleen M. Pettit**

**Documents**

- PDF 3849 Ann Burbine Scenic Road Driveway Construction Req Filing Pkg 09-19-19
- PDF 3849 Scenic Road Plan 09-10-19
- PDF Application submitted by applicant
- Deed 424 Tilden
- PDF Previous ANR for property showing DH bounds
- PDF Previous land court plans showing Tilden Rd
- Doc Transmittal 424 Tilden Road
- Jpg 8-1-19
- Jpg 8-1-19 2
- Doc DRAFT 424 Tilden Sc Rd Motion Form

Attendees: Bill Ohrenberger, Attorney; Kathleen M. Pettit, Property Owner; Paul Mirabito, Ross Engineering

Mr. Ohrenberger explained there was a vacant lot that now has a single family home on it; a stormwater permit has been issued and there is a stone wall on the property. There has been some debate if the stonewall was located in the roadway right of way; but, out of caution the applicant is here for a scenic road permit. Ms. Pettit has removed part of the stone wall to put in a driveway to the property and the wall will be restored in the spring with the landscaping; there will be a 15' opening for the driveway the remainder of the wall will be restored.

Ms. Joseph indicated the applicant is asking for the permanent removal of 15' of stonewall for a driveway opening; more stonewall has been removed during the construction process. The applicant has indicated that she would like to rebuild the stone wall with completion of the project.

Mr. Bornstein asked if the reconstructed stonewall will be fabricated in the same manner so not to lose the historic nature of the wall. The applicant said yes and all stones are on the property.

*Motion:*

Ms. Lambert moved that the Planning Board vote to approve the permanent post construction removal of approximately 15 linear feet of stonewall for a driveway entrance to a new single family dwelling at 424 Tilden Road. The remainder of the stone wall that was temporarily removed for construction shall be replaced within 6 months of the date of this approval being filed with the Town Clerk.

Ms. Lewis seconded the motion; the vote was unanimously in favor.

**Informal Discussion – Seaside at Scituate**

**Documents**

- PDF 2019-10-10 Scituate Twins
- PDF 191015\_stormwater comparison duplexes
- PDF ESE plans w landscaping
- PDF Mem 2019-10-04 hatherly duplex lots 145-149
- PDF 20191003125437349

- Email to Karen Joseph with regarding drainage date 10.7.19

Attendees: David Buckley, Toll Brothers; William Ohrenberger, Attorney; Jeff De Lisi, Attorney; Keith Curran, Toll Brothers; Katie Connor, Stantec

Ms. Burbine explained the applicant is requesting an insignificant change to change five single family houses into five duplexes.

Mr. Ohrenberger said the applicant is modifying the stormwater permit because they have shown that the changes are insignificant. He indicated the demand for the 55 plus townhouse condominiums has been very strong; it integrates better with the west side housing, i.e. landscaping will tie into the condominium association versus the single family homes where the homeowners would decide on the landscaping. The new duplex lots will become part of the condominium association and maintenance will be all the same.

Mr. Buckley spoke to a rendering depicting the view from the street of the single family homes and the new proposed duplexes. He indicated that with the narrow widths of the buildings the views would be enhanced, they are being pushed further back from the road so there is opportunity for more enhanced landscaping and decorative details; it would be more in line with the condominium development.

Mr. Ohrenberger indicated that upon approval from the Planning Board the applicant will be going to the Conservation Commission; the Conservation is the co-permitting authority for the Stormwater Permit. Under the Order of Conditions the applicant is still within the same limit of work. He also said that in terms of sewer flow and water flow it is less than the four bedroom single family homes at 440 gallons versus the 55 and older at 300 gallons so there is a sewer reduction; the applicant will also be paying all water and sewer fees up front.

Mr. Buckley reviewed the proposed site plan.

- 5 lots – 145 -149
- Lots on Sixth Ave will remain single family homes,
- New duplex lots will pay condominium fees, will have access to clubhouse, condominium will maintain the landscaping and driveway plowing
- Access to the clubhouse
  - Crosswalk with beacon near entrance to the community with sidewalk running length of the street
  - Once inside the community there is a sidewalk and walking trail
- Keeping all existing curb cuts the same
- Grade with 5 duplex units - pushes back, topographically have not changed significantly

Ms. Lewis clarified how many units there would be; each building would have only 2 units and would be half the size of what is currently being built.

Mr. Pritchard asked if the condominium documents, etc. will need to be amended to include the units; Mr. Buckley confirmed yes and they will be deed restricted to 55 plus. Mr. Ohrenberger discussed how they will be phased into the association and how it financially works.

The proposed units will be individually metered on water and sewer.

Mr. Limbacher asked what the advantage is for the Town to make this change. Mr. Buckley discussed the economics of the project, fewer school aged children, higher assessed value of two units versus one unit on the lot, tax base goes up and cost goes down, no change in stormwater, slight reduction in sewer, town collecting additional fees, i.e. building fees, water and sewer fees more than double.

There was discussion about the Stormwater analysis; the analysis evaluated the entire property the single family homes and the townhomes. Ms. Connor indicated that there were 2 catchment areas that are impacted by the change; there is a slight decrease in discharge to 2 bordering vegetated wetlands in duplex scenario.

Ms. Joseph indicated that the Consulting Engineers concur that there is no real impact with the proposed change. She also noted that the applicant will be fixing the side walk on the east side of Hatherly Road from Sixth Ave to the last single family home.

Mr. Bornstein said that he understand the economic points mentioned, but he didn't really like the whole residential cluster district being restricted to age 55 plus from a planning perspective and not having multigenerational housing in one area; he is disheartened to be losing single family housing that is not restricted to age.

Ms. Burbine said she understands what they are doing, but wishes that one or two units could be affordable units to benefit the town. That is not part of the applicant's program and that is unfortunate.

Mr. Bornstein asked if there was a rendering of the streetscape; he commented that it looks very linear. Mr. Buckley said the units are staggered a little.

There was discussion about what the landscape plan is for the duplex units. Mr. Buckley reviewed the streetscape rendering and plantings depicted; along the streetscape there will be a robust planting bed with fencing about 30' back from the edge of the pavement, grass to the edge of the street, and each individual unit will have plantings in front and along the sides. The applicant is working with the customer of one of the single family homes to determine some kind of landscape buffer between the home and the duplex lot. The applicant indicated the other end has a more of a natural buffer between the duplex lot and the single family home.

There was discussion about lighting on the sidewalk; currently there is no lighting on the sidewalk. The Board would like to see more lighting because they are creating a community; they requested some walking lights along the sidewalk with the duplexes. The Board felt that because the duplexes are part of the condominium association there should be some kind of lighting for residents to walk between the two sides of the community and perhaps other residents as well. The Board requested either bollards, lamp posts or some kind of decorative light be added. Mr. Buckley indicated that there is no planned lighting within the community aside for lanterns at intersections and lighting on individual units; there are no lampposts anywhere in the community. Mr. Buckley discussed some of the limitations with doing lighting as the Board is requesting, location on the property, type/style of light and light pollution to the neighbors as reasons not to do it. There was continued discussion about the lighting that is at the entrance of the community. After further discussion about what kind of lights could be installed the applicant agreed to install lamp posts with a style to be determined in

the future on photo sensors at the end of the driveways furthest from the community entrance. Mr. Ohrenberger provided some language to be added to the decision.

Mr. Bornstein wanted to make sure that there will be street/shade trees installed at the end of each driveway and that they are called out on the final landscape plan.

No Public Comment

*Motion:*

Ms. Burbine moved to approve the conversion of five (5) single-family lots 145 – 149 along Hatherly Road to five (5) duplex-two family units on these said lots as an insignificant change as each of the five lots contain over 20,000 sq. ft. of land area which is double the lot area of 10,000 sq. ft. of upland in the Residential R-3 zoning district as required for a two family dwelling under Scituate Zoning Bylaw Section 430.1 with the following conditions:

1. No additional single family homes on Hatherly Road or Longley Road permitted as part of the Seaside at Scituate development shall be converted to two family dwellings.
2. The two family-duplex homes shall be constructed per the Seaside at Scituate Twins Grading Plan prepared by Stantec dated 10-10-19 and per the memorandum prepared by Stantec dated 10-4-19 detailing that there is no impact to the stormwater management system as currently approved by the Town. Any additional plan changes shall be submitted to the Town Planner for review and approval prior to implementation.
3. Only one driveway is allowed per each two family dwelling lot in the locations shown on the attached plan. There shall be no additional driveways for any of the two family lots in the future.
4. No additional bedrooms are allowed in the two family dwelling units beyond the two for each unit on a lot as there were to be four bedrooms in each single family houses.
5. The duplex-two family unit types shall be the same as those previously approved for the Seaside at Scituate project.
6. The five two family dwelling units shall be part of the Seaside at Scituate Condominium Association.
7. Water and sewer fees for ~~the additional five~~ all ten units shall be paid in a lump sum prior to any building permit being issued for the two family dwelling units. Proof of payment shall be provided to the Town Planner, Town Engineer and Building Commissioner.
8. The two family dwelling units shall contain the same provision for the Townhouse units that they be restricted for occupancy by persons 55 years of age or older. The Master deed for the development shall be amended to include the additional two family dwelling units prior to occupancy of any dwelling units for the project beside the model units.
9. The proposed landscaping for the two family units shall be reviewed and approved by the Town Planner prior to installation. The landscaping shall be similar to the plans prepared by ESE Consultants dated 9/11/19 entitled Seaside at Scituate Twins for Singles and Twin Units- Landscape Buffer Plan and Typical Lot- Twin Units Landscape Plan dated 8-20-19 street trees



*Add language: street trees species and locations to be verified from master landscape plan set, dated XXX.*

10. Any lighting installed shall be down lighting to not shed light on abutting properties and three lamppost lights shall be installed to illuminate the sidewalk. Such lighting plan to be reviewed and approved by the Town Planner prior to installation.
11. Underground irrigation systems are prohibited from connecting to the Town's water distribution system or in any manner use municipal water. All irrigation systems must be supplied by private well sources at the expense of the homeowner's association for the Townhome property and individual homeowner's for the Single Family homes property. Violations of this policy shall result in a fine to the property owner, with an equal fine levied on the installer of the system. Sprinkler connections to hose bibs supplied with domestic water provided by the Town are also prohibited. All irrigation wells must meet the requirements of the Board of Health.
12. Where this change requires permitting or licensing from any other local, state or federal approval, it is hereby deemed a condition of this change. All necessary permits and approvals must be received prior to commencement of construction.
13. Any and all conditions approved under the original Stormwater Permit dated May 17, 2018 are applicable here.

Ms. Lambert seconded the motion for discussion.

There was discussion about the irrigation plan; Mr. Curran indicated that there is a sleeve in place to run irrigation from the community side.

The Board also discussed why condition #13 only mentioned the Stormwater Permit; the Special Permit issued only applies to the west side of Hatherly Road, the lots that were originally to have the single family homes were never part of the Special Permit. The 10 lots were ANR lots that were included in the Stormwater Permit for the entire project, but are not subject to the Special Permit. The Stormwater Permit is being modified and adding the above 13 conditions. The proposed duplexes are allowed under the bylaw, but they do still need the stormwater permit. The entire project including the ANR lots was reviewed under the Stormwater Permit.

Ms. Lewis seconded the motion as amended; the vote was 4 to 1 in favor. Mr. Limbacher was opposed.

### **Zoning Special Town Meeting – re-vote the Planning Board Report for Signs**

#### **Documents**

- Doc Sign bylaw clean
- Doc Sign bylaw redline

Ms. Joseph indicated that there is revised language for the “sign bylaw” that has now been reviewed by Town Counsel. She opined that it does not change the report for Town Meeting, but Town Counsel advised that the Board should revote their support of the report.

*Motion:*

Ms. Burbine moved that the Planning Board re-affirms its vote from September 26, 2019 to approve the proposed changes to the Sign bylaw to provide necessary legal adjustments to comply with current case law by providing for temporary signage in all residential zones and removing church and civic group signs.

Mr. Bornstein seconded the motion; the vote was unanimously in favor. Mr. Pritchard did not vote.

Ms. Lewis recapped what changes the to the sign bylaw for Mr. Pritchard. She indicated in the version reviewed prior to Town Counsel's review there was a loop hole in the number of signs that could be put up around the time of an election.

Ms. Joseph added that definitions were added for banners, business establishments and temporary signs. She advised that Town Counsel did opine this would clean up the issues and should be in accordance with current case law that has been undergoing.

Political signs have been removed and referred to as temporary signs. There is a time frame for temporary signs around an election; a 60 day time period before a municipal, state or federal election and not to exceed 7 days after said election, but there is no limit to the maximum number of signs that can be displayed on a lot.

Ms. Lewis indicated the loop hole about the number of signs that can be on a lot up to 60 days prior to any election has not been addressed, i.e. during that time period a business can put up as many signs as they wanted during that 2 month time period.

The challenge has been calling out "political signs"; that is what can't be said. Ms. Joseph indicated the Town was going to be sued by the ACLU during the last town election because a candidate thought it was unfair that under the current bylaw signs could not be put up until 30 days prior to the election. Ms. Young said that the current bylaw allows for some candidates to have signs up for 60 days and some for 30 days and that is also part of the problem.

The proposed change right now suggests that there is no limit to any kind of temporary sign 60 days prior and 7 days after any municipal, state or federal election. Ms. Joseph indicated the language has been adopted from another Town that has been approved by the Attorney General's Office.

The Board discussed the purpose is to eliminate the definition of "political sign" and make consistent with current case law; the Town cannot be discriminatory in their signs. The proposed wording is consistent with other towns and is defensible.

There was discussion about the changes being proposed to Greenbush Village Center and Neighborhood (VCN) District bylaw and they are just housekeeping, moving some definitions, revising some tables, typos and making it more user-friendly. Also, per the Attorney General's acceptance in the spring correcting the Table of Use for Child Care which must be allowed in all districts; changing from "No" to "Yes" in the VCN districts.

The Board assigned who will read the Planning Board reports at Town Meeting.

Ms. Lewis – Sign Bylaw

Ms. Burbine - Greenbush – VCN – Housekeeping

Mr. Bornstein - Humarock

**Accounting**  
**Documents**

PO #2000510 (\$9,515.68), PO #2003723 (\$16.88), PO# 2003770 (\$11.620), PO #2003638 (\$1,275.00), PO #2003639 (\$450.00), PO #2003640 (\$1,350.00)

Ms. Lambert moved to approve the requisition of \$9,515.68 to Harriman Associates for consulting services for the Master Plan, for \$16.88 to WB Mason for office supplies, for \$11.62 to WB Mason for office supplies, for \$1,275.00 to Merrill Corp. for peer review services of 443-461 Chief Justice Cushing Highway, for \$450.00 to Merrill Corp. for peer review services for 424 Tilden Road, for \$1,350.00 to Merrill Corp. for stormwater peer review of 52 Otis Place.

Ms. Lewis seconded the motion; the vote was unanimously in favor.

**Minutes**  
**Documents**

- Meeting minutes 10.10.19

Ms. Lambert moved to approve the meeting minutes for October 10, 2019.

Ms. Lewis seconded the motion; the vote was unanimously in favor.

Mr. Pritchard and Mr. Limbacher did not vote.

**Liaison Reports:**

**Master Plan – reported by Mr. Bornstein:**

- Good turnout, more diverse audience
- Focused on topic of sea-level rise as a challenge
- Awaiting the out comes from the meeting
- Next meeting - November 12, 2019 @ 6:30

**TRR – reported by Mr. Limbacher:**

- Traffic flow at the school
  - Potential for one-way traffic by Skate Park at certain times

There was discussion about the 40B Herring Brook Meadow project and the clear cutting that has taken place; Planning Board not involved in the project. Stockbridge Road 40B will be starting soon.

The Board discussed the Water Petition articles that are on the warrant to be addressed at Town Meeting on November 5<sup>th</sup>. The articles are citizen petitions; the Board discussed if they should be prepared with an opinion. Mr. Pritchard will review and work on an opinion and circulate to all the Board to review, they can discuss at 6:30 prior to Town Meeting.

**CPC – reported by Ms. Burbine:**

- Town meeting items:
  - \$85K to finish the train station canopy in North Scituate
  - Granite Mile Markers

**Planning and Development – reported by Ms. Joseph:**

- Upcoming meetings scheduled for November 14, 21, December 12
- Definitive subdivisions - will be getting 3
  - Freeze the zoning
- Long range planning for zoning would be in January
  - Study committee working on bylaw for North Scituate

**Documents**

- Email to the Board from Shari Young dated 10.17.19 with meeting agenda for 10.24.19 and meeting minutes from 10.10.19
- Email to the Board from Karen Joseph dated 10.17.19 with meeting materials for 8 Carver Ave.
- Email to the Board from Karen Joseph dated 10.17.19 with meeting materials for 424 Tilden Road
- Email to the Board from Karen Joseph dated 10.17.19 with meeting materials for Seaside at Scituate
- Email to the Board from Shari Young dated 10.21.19 with meeting materials for Sign Bylaw
- Email to the Board from Karen Joseph dated 10.21.19 with meeting materials for Seaside at Scituate
- Email to the Board from Karen Joseph dated 10.23.19 with meeting materials for 8 Carver Ave.

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 8:51 p.m. Mr. Pritchard seconded the motion; the vote was unanimously in favor.

Respectfully submitted,

Shari Young  
Planning Board Administrative Assistant

Patricia A. Lambert, Clerk

Date Approved: November 14, 2019