

SCITUATE PLANNING BOARD MINUTES November 12, 2020

Members Present: Ann Burbine, Chairman; Benjamin Bornstein, Vice Chairman; Patricia Lambert, Clerk; Stephen Pritchard, Rebecca Lewis and Bob MacLean alternate member.

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 7:00 P.M. The meeting was conducted in compliance with the Governor's executive order modifying the Open Meeting Law regulations for remote participation during the COVID-19 health pandemic. The meeting was being recorded for airing on local cable television.

Documents

- 11/12/20 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.

Roll Call to call the meeting to order:

A roll call vote was taken to open the meeting.

Ms. Burbine - yes
Mr. Pritchard – yes
Ms. Lambert – yes
Mr. Bornstein - yes
Ms. Lewis – yes
Mr. MacLean – yes

Discussion on Site work related changes – Senior Center – 333 First Parish Road

Documents

- Email from Susannah Green dated 11.6.20 Lack of Pedestrian Detour
- PDF Scituate Senior Center Revised Civil Drawings_08 29 19
- PDF Scituate Senior Center Revised Landscape Drawings_08 29 19
- PDF Scituate Senior-Rec Center- Site Revisions – Planning Board Letter 110520 (2) (002)
- Email from Susannah Green dated 11.6.20 Senior Center Entrance Forced Right Turn Only Island Lack of Compliance
- Doc DRAFT Motion Senior Center Site Revisions 1-13

Attendees: James Boudreau, Town Administrator; Steve Kirby, OPM Senior Center, Vertex

Mr. Kirby reviewed site changes for the Senior Center at 333 First Parish Road. Mr. Kirby referenced a letter sent to the Planning Board that detailed the before and proposed changes to the site.

Please see ATTACHMENT A

Item #1 – West Fence – site line issue with change of the new entry. Right lane exiting installed for safety at the site, working to maintain the safety of site by not creating a blockage to the site lines; fenced pulled back 4.5'. There was discussion on the plans for clarification; the crosswalk was revised for the right turn only, pushing exiting vehicles back approximately 6' creating an issue with the sight line making the right turn out.

Item #2 – Radius change on south island curbing – made shorter to prevent vehicles from running over the curbing.

Ms. Burbine summarized a letter from Town Counsel; the changes are consistent with the terms of the settlement agreement and does not need to be redone. Town Counsel opined this is a minor modification to make it work; the Board already approved the right hand turn modification.

Item #3 – removal of a tree, tree deemed by the arborist that it need to be removed for safety concerns. The Board asked for a tree to be added in an appropriate place on the site.

Item #4 – B Wing Side Walk – revised the grade to eliminate ramp and rails, now a bituminous concrete sidewalk; no change in function.

Item #5 – Revision to entrance to Carriage House – stone dust apron in half circle configuration, request of the Historical Society

Item #6 – Drainage on Bocce Court - cleanouts moved from middle of the courts, will be outside the court and added underdrain below the bocce court material that ties into the original design.

Item #7 – Sidewalk on B Wing - revision to make a 5' sidewalk to allow for potential concrete ramp for handicapped access in the future for Food Pantry.

Item #8 – Trash enclosure – fencing to be added along driveway side originally proposed to be open. There will not be a dumpster only barrels. Fencing to prevent trash unrelated to the Senior Center being disposed of in the barrels.

Item #9 – Southeast Sidewalk – pushing sidewalk right next to Senior Center and redistributing plantings to other areas of the site.

Item #10 – Cudworth/First Parish – granite curbing to have a transition with small area of refuge for existing crosswalk on Cudworth.

Item #11 – Site Lighting – lighted bollards being eliminated, maintain steel bollards for safety. There is no impact to the lumen level for the area.

Item #12 – Parking Lot Lighting – change to wall packs on the building vs. light poles at the A Wing parking lot. There is no impact to the lumen level for the area.

Item #13 – Crosswalk at Cudworth – remove painted crosswalk and not install crosswalk signs, existing side walk not prepared with handicapped accessibility, sidewalk on baseball field side is not part of the contract; did not want to have a crosswalk to a dead end. Prepared on the gym side for a crosswalk if there are any future improvements made on Cudworth.

Motion:

Ms. Burbine moved to approve the Site Revisions 1-13 as detailed in the letter from Vertex dated 11/5/20 as minor changes not requiring a public hearing.

Ms. Lewis seconded the motion, there was further discussion.

The Board did not take public comment, the meeting was Public Meeting not a Public Hearing. There was further discussion on comments that were received by the Board regarding the changes to the entrance. Ms. Joseph indicated that several comments were forwarded to the Board; Town Counsel opined that changing the island to make it shorter and changing the radius does not impact the settlement agreement or safety in access into the site. The changes made are on the applicant's property and does not impact safety; it is done for traffic calming.

Ms. Burbine read Town Counsel's comments into the record.

Ms. Lambert said the entrance looked very narrow and asked if the radius of turn is the appropriate width. Mr. Kirby indicated they are relying on the site engineers and PARE Corporation the designers of record to make sure that it is designed properly and constructed to the latest stamped drawings.

The Board modified the motion, to include the replacement of the tree.

Motion:

Ms. Burbine moved to approve the Site Revisions 1-13 as detailed in the letter from Vertex dated 11/5/20 as minor changes not requiring a public hearing and the tree removed shall be replaced.

Mr. Pritchard seconded the motion, a roll call vote was taken; the vote was unanimously in favor.

Ms. Burbine - yes
Mr. Pritchard – yes
Ms. Lambert – yes
Mr. Bornstein - yes
Ms. Lewis – yes

**Continued - Public Hearing – Site Plan Special Permit for Mixed Use Development in the Village Business Overlay District – 14-16 Old Country Way
Assessor's Map/Block/Lot 48-2-56 and 57
Applicant/Owner: 14-16 Old Country Way LLC, Robert Proctor, Manager**

Documents

- PDF 2020.10 14.16 Old Country Way Planning Board Revision (1)

- PDF 3711 Ltrs DPW and PB rev O&M & Alt An
- PDF 3711 OM
- PDF 201027_HW Comments_rev O & M
- Doc Master Deed v2
- Doc DRAFT Motion 14-16 OCW 1
- PDF 2020.11.09 Old Country Way Alternative Parking Plan
- PDF Alt Analysis Oct 27 2020
- PDF 3711 OM 11-9-20
- Doc Decision of PB v3
- Doc DRAFT Motion 14-16 OCW 2
- Email from Jeff De Lisi to Karen Joseph dated 11.12.20

Attendees: Jeff De Lisi, Attorney; Paul Mirabito, Ross Engineering; Robert Proctor, Property Manager/Owner

Mr. De Lisi indicated from the last meeting they needed to address parking. He referenced the chart in the zoning bylaw and the required parking spaces per use; the proposed use for this project is not identified in the bylaw. He said there is a catchall in the bylaw that the Board may determine parking at their discretion. He said the applicant had three garage bays and it was unclear how much parking should be placed in each garage; two are required under a concept of 1 space/600 sq. ft. similar to 13 Ford Place, 600 sq. ft. for warehouse use. From the last meeting it was mentioned there needs to be two parking spots in each bay and then there was question if there would be room to work. The applicant has amended the plans so there are now only 2 garage bays, 2 commercial spaces on the first floor; this would give plenty of room for workers and parking. The applicant has removed the commercial space that was proposed for the second floor; the apartment uses above have become larger. The applicant asked the Board to consider that 2 spaces/bay is adequate; the math at 1 space/600 sq. ft. would require three. The applicant did file a plan showing adequate space for 3 vehicles with 1,000 sq. ft. available for work space.

Mr. De Lisi indicated an easement area has been added to the plan so that the Town can enter the property if access was ever needed to the pipe that traverses the site; language is also included in the Master Deed documents which are currently with Town Counsel for review.

The applicant will be appearing before the Conservation Commission next week where the hearing will be closed.

Mr. De Lisi commended Ms. Joseph on the comprehensive job she is doing on writing these decisions for the Board.

Ms. Joseph said the applicant did make changes to the plan, there are now 2 shop spaces and 2 apartments above, and the storage has been removed. She opined it is a better plan, but the Board will have decided on the parking. Does the Board want to go with what was done on 13 Ford Place, 1 space/600 sq. ft. or will they allow for the 1 space/842.5 sq. ft. She indicated mitigation is still an outstanding item for this project.

Ms. Lambert said she was concerned about the snow removal and the snow melt, because of the area that the project is located in. Mr. De Lisi said the O&M plan discusses the snow removal and a condition has been included that requires a revision to the document to eliminate salting, sanding

will be the alternative. There is snow storage on the plan, but Ms. Lambert is concerned it may not be adequate.

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

1. On May 4, 2020, the Applicant, 14-16 Old Country Way, LLC, Robert Proctor, Manager, filed an application for a Village Business Overlay District ("VBOD") Special Permit under Scituate Zoning Bylaw Section 560 and Site Plan Approval under Scituate Zoning Bylaw Section 770. The Application included, but is not limited to, the following:
 - a. Application Form, locus deed, proof of paid real estate taxes, representative authorization;
 - b. Filing Fees and Abutters' List;
 - c. Summary Results of Drainage System and Calculations;
 - d. Stormwater Report with supporting calculations and plans dated 4/24/2019;
 - e. Site Plan for 14 – 16 Old Country Way in Scituate, MA dated April 24, 2019 by Ross Engineering Co., Inc. consisting of 10 sheets;
 - f. Architectural Plans for Proctor 14/16 Old Country Way Scituate, MA dated 4/13/20 by Jill Neubauer Architects consisting of 10 sheets;
 - g. Landscape Plan for 14-16 Old Country Way, Scituate, MA dated 4/10/20 by Bernice Wahler Landscapes; and
 - h. Zoning Board of Appeals June 25, 2019 decision.
2. The Property that is the subject of the Application is a 29,249 sq. ft. parcel located off of Old Country Way, Scituate, Massachusetts. The Property is currently improved with two residential buildings, sheds and bituminous concrete and concrete impervious surfaces and an underground 24" RCP pipe traversing the site out letting across Old Country Way and is tributary to Old Oaken Bucket Pond.
3. The Project is located in the new Village Center and Neighborhood District. A Preliminary Subdivision Plan was filed on April 1, 2019 which was approved and followed up within 7 months with a Definitive Subdivision which was filed on September 25, 2019 which was approved on February 13, 2020 and endorsed on March 12, 2020. This allows for an 8 year zoning freeze for the zoning bylaws which were in effect at the time of the first filing which is the 2018 zoning bylaw voted at the Annual Town Meeting on 4/10/2018, approved by the Attorney General on June 4, 2018 and printed on June 21, 2018. The resultant zoning in effect is the Business District, Village Business and Overlay District (VBOD) (Section 560) and the Water Resource Protection District (WRPD) Zone A zoning.
4. The Scituate Zoning Board of Appeals (ZBA) filed a decision for a finding on 6/25/2019 under Scituate Zoning Bylaw Sections 820 and 950.2D, 520 and G.L. Ch.40A, Section 6 so that the Applicant is allowed to alter and reconstruct the pre-existing non-conforming structures resulting in the impermeable material of the Property shall be no more than 40% post development. The ZBA's relief also includes the "extension, alteration, reconstruction, and continuances of the Nonconforming uses within the Zoning Bylaw Section 520 150-ft. non disturbance buffer zone as proposed, and the reduction in the maximum impervious surface from 44% to 42.5%".

5. The Project proposed by the Applicant consists of six (6) residential condominium apartments in two buildings. The west building will have four (4) residential units in a two story building. The east “barn” building will have two (2) residential units located on the second floor of the building. The residential units each have two (2) bedrooms for a total of 12 bedrooms. The west building provides eight (8) parking spaces for the units with four (4) outside and four (4) garage spaces, providing a total of two (2) spaces per unit. The west building has a maximum building height of 31’-8” to top of ridge which is less than the maximum height of 40’ as set forth in the Scituate Zoning Bylaw.
6. The east “barn” building will contain two (2) commercial rental units. The commercial rental units will be 1,685 sq. ft. each and provide shops for tradesmen such as carpenters, electricians, or plumbers. The east building has a maximum building of 35’-9 1/2” to top of ridge which is less than the maximum of 40’ as set forth in the Scituate Zoning Bylaw. Parking for the residential portion of the east building is provided with four (4) outside spaces. Parking for the commercial building is provided within the interior of the building with as little as four (4) and as many as six (6) inside spaces.
7. In the VBOD, the Scituate Zoning Bylaw permits a mixed use development provided that a special permit is obtained from the Planning Board in accordance with the provisions of Section 560. A mixed use development includes a group of structures containing retail, office and/or residential uses, and including one or more mixed use buildings and may include buildings containing only multiple dwellings as long as there is an existing or proposed mixed use building on the same lot. The Applicant’s Project qualifies as a mixed use development as the east “barn” building is a mixed use building.
8. Section 560.4 A. of the Scituate Zoning Bylaw sets forth certain specific conditions applicable to mixed use developments. The Applicant has demonstrated on its plans and in its presentation that the lot or yard areas required for any new building or use do not include any part of a lot that is required by any other building or use to comply with any requirements of this bylaw.
9. The Applicant met with the Design Review Committee (“DRC”) and Planning Department Staff, to review whether the proposed Project meets the Design Review Standards of Section 560.8. and 560.4B. Under Scituate Zoning Bylaw Section 750, the three-member, Design Review Committee is charged with making recommendations to the Planning Board on building and site design. Following discussions with the DRC and Planning Staff, the Applicant modified its original architectural plans to address compatibility of site features such as landscaping and parking with the building and its abutting properties. Based on the changes and as shown on the updated architectural renderings, the proposed Project meets the Design Review Standards of Section 560.8 (see also below).
10. Scituate Zoning Bylaw 560.4 C. requires 15% of the total number of units to be affordable to low and moderate income as defined in Section 560.7. In accordance with the Section 560.7, the project does not require any affordable units as there are less than 8 residential housing units.
11. Scituate Zoning Bylaw Section 560.4.D. requires applicants proposing mixed use development to concentrate retail uses in the center of each village, so they can better be supported by pedestrian activity and to accomplish this goal more than 50% of the net floor area of the first floor of a mixed use building shall be occupied by retail uses when on Country Way in Greenbush. The buildings are not on Country Way and thus this requirement is inapplicable.

12. Scituate Zoning Bylaw Section 560.4.E. sets forth certain dimensional requirements for mixed use buildings including limiting the number of units permitted to up to 16 units per 40,000 sq. ft. or the equivalent of 17 to 20 units per 40,000 sq. ft. if significant public benefits are provided. The Applicant's proposed Project is six (6) residential units which is less than the maximum of eleven (11) dwelling units that would be allowed based on the lot area.
13. The Applicant will devote 57.7% or 16,882 sq. ft. of the lot to open space which is in excess of the twenty percent (20%) required by Section 560.4.E. The Property has 143.8' of frontage on Old Country Way which is significantly more frontage than the required 20' and will be utilized to promote safe and convenient access by cars and pedestrians to and within the site.
14. Scituate Zoning Bylaw Section 760.6 sets forth the minimum requirements for parking as one space per residential bedroom. Scituate Zoning Bylaw Section 560.6 sets forth the parking requirements for mixed use buildings and parking in the VBOD which provides the Planning Board with the option to reduce the parking for residential units to 1.5 spaces for a two bedroom unit. The Planning Board may waive these requirements in the Greenbush area due to the proximity of the MBTA parking area and transit. With respect to the proposed commercial uses, the Zoning Bylaw does not set forth an exact parking requirement for shops of a plumber, electrician or carpenter; however, Section 760.6 does provide a catch all for "all other uses" which require parking spaces to accommodate normal demand as determined by the Planning Board. The Planning Board may reduce parking for office or retail in mixed use buildings to 1 space per 400 sq. ft. if the parking is within 400 feet of the MBTA parking lot and parking is available during hours of operation. This is irrelevant as the use is commercial.

With respect to the commercial component of the development, the Applicant has indicated he believes that two parking spaces per each 1,685 sq. ft. garage bay is adequate to accommodate normal demand since each bay would be rented by a single tradesman. Nonetheless, the Applicant has filed plans that indicate that the interior of these two commercial units can accommodate three cars per garage bay while still maintaining approximately 1,200 sq. ft. of working area per tradesman. The ratio of square feet per parking space is 842.5 sq. ft. in the case of two spaces and 561.6 sq. ft. in the case for three spaces. There will be no outdoor parking allowed for these shops. With respect to the residential component of the development, the Applicant proposes a total of 2 parking spaces per each of the four condominium units in the front building and two spaces per each of the two rental apartments. The proposed residential parking exceeds the requirements of 1.5 spaces per unit from the Bylaw requirements of Section 560.6. The Planning Board finds this is adequate for the proposed use.

15. As required by Scituate Zoning Bylaw Section 560.8, Design Review Standards, the Planning Board has considered the extent to which the Project satisfies the Design Standards detailed below:

- A. **Standard:** Roof pitched to center, dormers encouraged not more than 20' in width, 8:12 pitch to roof; > 20% roof may be flat.

Finding: As depicted on the architectural plans, the proposed roof designs of the mixed use and residential buildings are consistent with the pitch, style, dormers, and design variation requirements of the Bylaw; and, therefore, meets the requirements of Section 560.8.A. The west residential building will have a minimum roof pitch of 8:12 with no dormers. The east (mixed use) building will have a roof pitch of 10:12 except for dormers which are exempt. Less than twenty percent (20%) of roof areas are flat or a design other than a sloped or pitched roof.

- B. Standard: Facades – a minimum of fifty percent (50%) of ground floor building façades and thirty percent of second floor building façades facing public ways shall be glazed.

Finding: The Applicant has proposed architectural features for the proposed buildings facing the public ways that have been recommended by the Design Review Committee (DRC) and Planning Staff that include a mixture of glazed surfaces and finished surfaces of wood and garage doors. The glazing of the barn facing the public way is 18% and the residential unit is 19%. The Planning Board finds that the use of this design scheme recommended by the DRC and Planning Staff is superior to the glazing scheme contemplated by the Bylaw and grants a waiver to allow the approved design scheme as shown on the final architectural renderings.

- C. Standard: Front Yard Setbacks (min 10' and max 25' in Greenbush on all other streets besides Country Way and Driftway).

Finding: The Applicant's site plans demonstrate that the buildings meet the minimum and maximum front yard requirements as they are located within these dimensions. The residential building has a setback of 15'. There is no parking in the front yard setbacks in accordance with this standard. The Project accordingly meets the requirements of Section 560.8 C.

- D. Standard: Side Yard and Rear Yards Setbacks – 8' in Greenbush.

Finding: The plans indicate that all buildings will have a side and rear yard setback of at least 8' in accordance with this standard and, therefore, meets the requirements of Section 560.8 D.

- E. Standard: Special Setbacks – Scituate Harbor. Not applicable to Project.

- F. Standard: Greenbush Design Standards. To encourage new development on large parcels while visually maintaining the smaller residential scale characteristic of the area, the following limitations shall apply to mixed use buildings in Greenbush: (1) No building structure shall be longer than one hundred twenty feet measured along any side of the building which faces the street; and, (2) Front building facades shall be no longer than fifty feet (50) without articulation.

Finding: The plans indicate that the buildings facing a street are less than 120' along the side facing any street and front building facades are not longer than 50' without articulation in accordance with this standard and, therefore, meets the requirements of Section 560.8.F.

- G. Standard 1: Parking and Landscaping: Driveways shall be no greater than twenty-four (24) feet in width. Shared access to parking lots by two or more businesses is to be encouraged wherever possible.

Finding: The site access driveway is 20' which is less than twenty-four (24) feet in width in accordance with this standard and, therefore, meets the requirements of Section 560.8.G.1.

- H. Standard 2: Parking and Landscaping: A Landscape Plan shall be required for all submissions, except where waived by the Planning Board.

Finding: The Applicant submitted a landscape plan signed and sealed by a registered landscape architect in accordance with this standard and, therefore, meets the requirements of Section 560.8.G.2.

- I. Standard 3: Parking and Landscaping: Special Standards for the Water Resource Protection District.

Finding: As the site is in the Zone A of the Water Resource Protection District, all stormwater is recharged on-site, impervious surfaces are reduced from the existing condition. Open space is at 57.7% which is greater than the required 20% on site and there are no existing natural areas on-site. There is landscaping in the front yard with new lawn area minimized.

- J. Standard 4: Parking and Landscaping: New landscaping shall not include invasive plants, as identified on a list provided by the Planning Department, and to the greatest extent possible, existing invasive plants will be removed. Native plants shall be used in landscaping wherever possible. A note on the plan indicates that existing invasive species on site will be removed ~~through stripping of all site topsoil and removal of existing site infrastructure.~~

Discussion: Mr. Bornstein does not feel there should ever be "stripping of all site topsoil"; it does not meet the low impact standards the Town is trying to promote. He asked that sentence be removed and the note stricken from the plan. Note should just say "all invasive existing species shall be removed". These also ties into #25. Note on the plan and plan set will need to be amended.

- K. Finding: The Applicant submitted a landscape plan showing appropriate plantings and prepared by a registered landscape architect in accordance with this standard and, therefore, meets the requirements of Section 560.8.G.4. No invasive plants are proposed and native plants are used where possible. A note on the plan indicates that existing invasive species on site will be removed ~~through stripping of all site topsoil and removal of existing site infrastructure.~~

Language to be amended as above.

- L. Standard 5: Parking and Landscaping: Screening: All buildings and parking areas within 50' of an adjacent residential zoning district shall be screened on each side adjoining residential premises, except where screening is already provided by an existing fence, wall, hedge or natural terrain feature. Said screening shall be maintained in good condition and no advertising shall be placed thereon, and shall be designed so as not to obstruct vehicle sight distances at entrances, exits or street intersections. Screening provisions may be modified or waived by the Planning Board for good cause.

Finding: Screening is proposed on the north and east sides of the property adjacent to existing residential uses. There are no applicable screening requirements in the Business and VBOD; however, the Applicant has proposed trees and plantings that will screen the buildings from abutting uses. Screening is proposed at the edge of the property to buffer abutting uses. Fencing is also provided at the north and east sides of the property.

16. As required by Scituate Zoning Bylaw Section 560.9, Special Permit Review Procedure, the Applicant engaged in the required Pre-Application Review and Review Process; accordingly, the Applicant met the requirements of Section 560.9.

17. Scituate Zoning Bylaw, Section 620.1 limits the building height of all structures in the Business zoning district, exclusive of chimneys, spires, towers and other projections not used for human occupancy to three (3) stories or forty (40') whichever is lower. The Applicant has met this standard since the proposed buildings do not exceed two stories. The Applicant is proposing buildings that meet the building height requirements of Section 620.1 at approximately 35'-9 1/2" and 31'-8" to the ridge lines of the east and west buildings, respectively.
18. Scituate Zoning Bylaw, Section 770.6 sets forth the standard of review for approval of proposed site plans which are required for proposed mixed use developments.
19. Section 770.6.A Site Plan Approval Standard A: Protection of adjoining premises against detrimental and offensive methods of utilizing the site.

Finding: The proposed use replaces two existing dwellings with three existing sheds and concrete and bituminous concrete driveways. As depicted in the plans, the site work, drainage infrastructure, sewer connection, site plans and landscape plans of the proposed Project represent a significant improvement of the site. The use as developed will not adversely affect the neighborhood and will improve it, will not be an undue nuisance or result in any hazard to vehicles or pedestrians as a result of the proposed use or structures, and is designed with adequate and appropriate facilities to assure the proper operation of the proposed Project and minimize any impacts to the neighborhood and abutting properties. The abutting uses to the north, east and south are existing residential uses. The abutting use to the west is a business office. Accordingly, the proposed Project, meets the requirements of Section 770.6.A.

20. Section 770.6.B Site Plan Approval Standard B: Traffic safety and ease of access at street and highway entrances and exits of driveways, taking account of traffic volume, grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections and times of peak traffic flow.

Finding: The Project as proposed will have one driveway to the street which is a reduction from the three that are existing now. The traffic will be primarily residential with proposed traffic patterns similar to that which exists. Peak traffic flow is not likely to be an issue due to the projected varying tenant age groups. The Board determines that the proposed Project, as conditioned, provides for traffic safety and eases of access at the street and access driveways and will not create any undue congestion in the streets and ways abutting the proposed Project or in intersections within relevant proximity to the proposed Project.

21. Section 770.6.B Site Plan Approval Standard C: Safety and adequacy of driveway layout, pedestrian safety, off-street parking and loading sites, minimizing glare from headlights and light intrusion, sufficiency of access for service vehicles such as electricity, gas, fuel, telephone, laundry, rubbish removal, water, sewer, fire, police, ambulance or other routine or emergency vehicles.

Finding: The Board finds that the proposed Project has safe and convenient driveway access to Old Country Way, ~~no provisions~~ for pedestrian safety has been *considered in the site plan layout*, makes adequate provision for off-street parking which meets the requirements of the Scituate Zoning Bylaw, that there is adequate truck and public safety access included for emergency vehicles, headlights of vehicles exiting the site will not shine upon any building used for human occupancy and utilities will be underground.

Discussion: Should there be provision for pedestrian safety. Mr. Pritchard does not like endorsing "no provision for pedestrian safety has been included". Ms. Joseph indicated there are no sidewalks on the site or off the site.

Mr. De Lisi referred to the language in the decision about future completion of a sidewalk project, #28. He said there are no sidewalks on Old Country Way and putting a sidewalk on the property without any connection to anything is not necessary, there is plenty of open space for pedestrians, there are adequate lanes, and private driveways. He opined the plan is adequate, no comments were received from Traffic Rules Committee.

Mr. Pritchard characterized it as pedestrian safety has been considered in the site plan layout.

Language to be changed – site plan layout provides for adequate pedestrian safety.

22. Section 770.6.D Site Plan Approval Standard D: Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted on the site, safety and adequacy of water supply and distribution, and of firefighting facilities on the site.

Finding: The Board finds that the proposed structures will be serviced by Town water and sewer connections, new underground gas and electric service lines. A hydrant has been located near the driveway entrance. Trash disposal will be in the interior of each unit/building with no outside dumpster proposed.

23. Section 770.6.E Site Plan Approval Standard E: Adequacy of surface and storm-water drainage and snow-melt runoff within and from the site, including but not limited to all walkways, driveways, buildings, parking and loading areas.

Finding: The Board finds that the proposed site plans show adequate snow storage areas and as conditioned will not present any significant concerns arising from or relating to snow storage. The Applicant engaged Ross Engineering Co., Inc. to prepare a Stormwater Report with calculations to demonstrate that the proposed Project will meet state and local standards for the collection, treatment and disposal of stormwater. The Board engaged Horsley Witten Group to evaluate the adequacy and accuracy of Ross Engineering's report and data as well as the efficacy and adequacy of the design. Horsley Witten submitted detailed written comments to the Planning Board. In response to these comments, the Applicant and Ross Engineering provided responses, revised reports where requested and updated the site plans. After further review by Horsley Witten, the Applicant was determined to have adequately addressed Horsley Witten's comments and recommendations if the stormwater management system is built as designed. The Applicant has submitted a stormwater management plan and erosion and sedimentation control plan that ensures that the project will be managed appropriately before, during and after the completion of construction.

The review of the stormwater management system by the Planning Board's consulting engineer and their approval of this special permit eliminates the requirement for a separate Stormwater Permit under the Stormwater General Bylaw and its regulations for any work that conforms to the plans. Gregory J. Tansey, P.E. has certified that the drainage system will result in post-development runoff characteristics (including peak flow, total volume of runoff and water quality runoff) to be equal or less than pre-development runoff characteristics.

The Applicant submitted an Alternatives Analysis to show that the highest practicable level of Stormwater Management will be implemented as required for infiltration in the Zone A. The Alternatives Analysis is attached to this decision. The Board finds that the

site is a redevelopment site and the Alternatives Analysis shows that the treatment provided as shown on the plans provides the best option for stormwater for the site with the benefits of not being a point source discharge, 96% TSS removal, spill prevention measures are included, natural vegetation is used and there is an Operation and Maintenance Plan provided which is attached to this decision.

24. Section 770.6.F Site Plan Approval Standard F: For a site located within the Water Resource Protection District, provisions shall be made to protect against toxic or hazardous materials or oil discharge or loss resulting from corrosion, accidental damage, spillage or vandalism through measures such as secured storage areas for toxic or hazardous materials or oil, and indoor storage provisions for corrodible or dissolvable materials.

Finding: No toxic or hazardous materials as defined under the Scituate Zoning bylaw will be used or stored on the premises. A note is located on Sheet 3 of 10 indicating such.

25. Section 770.6.G Site Plan Approval Standard G: Minimizing the volume of cut and fill, the number of trees of 6" caliper or greater removed, the length of stone walls removed, soil erosion, and destruction of other natural features.

Finding: The volume of fill has been kept to a minimum and is introduced for landscaping and on site drainage infrastructure. There are no natural features of any significance on site. The new landscaping will be a welcomed improvement to adjoining properties. No stone walls exist on the locus. It appears the Applicant complies with these requirements.

26. Section 770.6.H Site Plan Approval Standard H: Minimize obstruction of scenic views from publicly accessible locations.

Finding: No scenic views from publically accessible locations exist; and therefore; the Applicant complies with these requirements.

27. Section 770.6.I Site Plan Approval Standard I: Parking areas shall be adequately buffered and shaded using native vegetation. Parking lots with ten or more spaces shall be planted with at least one shade tree per ten spaces, of a caliper of at least 2 ½ inches dbh, with each tree providing shade to the parking area. Parking areas and visually degrading elements such as dumpsters and loading docks shall be designed to minimize visual intrusion from public ways and residentially owned or zoned areas. In addition, suitable screening of such areas by wood fences and dense, native evergreen hedges of five feet or more at time of planting shall be utilized. The use of chain link fences shall be avoided except in industrial areas. Outdoor lighting, including lighting on the exterior of a building or lighting in parking areas, shall be arranged to minimize glare and light spillover to neighboring properties. No outdoor light shall be located more than twenty feet above the ground.

Finding: The Board finds that the parking areas for the proposed Project will include garaged parking spaces and exterior parking spaces. The parking area is buffered from abutting properties by fencing or vegetation and shaded where possible by proposed trees which will be at least 2 ½" dbh thereby meeting the requirements of the Bylaw. Proposed lighting will be for security and safety purposes and will be down lighting to not shed light to adjoining properties.

28. Section 770.6.J Site Plan Approval Standard J: Safe, functional, and convenient pedestrian, bicycle, and where practical transit access, and continuity of the pedestrian and bicycle network within the property and to nearby pedestrian and bicycle facilities and trip generators.

Finding: The Board finds that the Applicant does not show any pedestrian or bicycle facilities other than a bicycle rack being present on site. There is currently no sidewalk along Old Country Way; however that is likely to change in the future with the ultimate completion of the Country Way sidewalk and mitigation monies from other projects.

Based on these findings, the Planning Board finds the Village Business Overlay District Special Permit meets the requirements under the Village Business Overlay District, Section 560 as the Project will be in harmony with the general purposes of this bylaw and the requirements of MGL Ch. 40 A.

Ms. Lewis seconded the motion, there was discussion.

Public Comment: No Comments

Ms. Lambert seconded the motion as amended, a roll call vote was taken; the vote was unanimously in favor.

Ms. Burbine - yes
Mr. Pritchard – yes
Ms. Lambert – yes
Mr. Bornstein - yes
Ms. Lewis – yes

Decision:

Ms. Lewis moved based on the Findings of Fact and testimony provided at the public hearing, the Planning Board approve the Mixed Use Development Special Permit in the Village Business Overlay District for 14 -16 Old Country Way on November 12, 2020 with the following conditions:

General Requirements

1. All construction work shall be done in accordance with i) the plans submitted by Ross Engineering company, Inc. entitled "Site Plan for 14 – 16 Old Country Way in Scituate, Massachusetts", dated April 24, 2019 with revisions of 5/26/20, 6/22/20, 7/30/20, 8/27/20 9/18/2020 and 11/9/2020 and any additional revisions needed to conform to the conditions contained herein (the "Mixed Use Special Permit "); ii) Architectural Plans consisting of a Cover Sheet, Exterior Perspectives, Barn First Floor, Barn Second Floor, Barn Elevations, Housing Units First Floor, Housing Units Second Floor, Housing Units Exterior Elevations, Housing Units Exterior Elevations, Landscape Plan and Alternative Parking Plan with current revisions dated 8/15/20, 8/31/20, 9/3/20, 10/16/20, and 11/9/20 by Jill Neubauer Architects; iii) Stormwater Report by Ross Engineering Co., Inc. dated 4/24/19 with revisions as indicated below ; iv) Alternatives Analysis by Ross Engineering dated 8/28/20 with revisions through 10/27/20; v) Impervious Area Plan by Ross Engineering dated 8/17/20; vi) Soil Specifications dated August 15, 2020 by Bernice Wahler Landscapes and any additional revisions needed to conform to the conditions contained therein. Building elevations must be approved by the Town Planner prior to issuance of a building permit for conformance to submitted material.
2. Where this Mixed Use Special Permit requires approval, permitting or licensing from any local, state or federal agency, such required approval, permitting or licensing is deemed a condition of the Town of Scituate Planning Board's (the "Planning Board" or the "Board") approval of this Mixed Use Special Permit, including, but not limited to approval of work by the Board of

Selectmen and Department of Public Works (“DPW”) in all public rights of way including Old Country Way. Construction shall meet all applicable federal, state and local laws and regulations including, but not limited to, those of the Scituate DPW, Fire Dept., Building Dept., Board of Health, Planning Board as well as the Massachusetts DEP and State Building Code. All necessary permits and approvals must be received prior to construction.

Discussion: Add Conservation Commission

3. Construction shall meet all requirements of the Scituate Zoning Bylaw. All conditions of approval shall be inscribed on the Mixed Use Special Permit Plans prior to endorsement.
4. The Applicant shall mean the current Applicant and all its successors in interest. This special permit shall lapse within two years, which shall not include such time required to pursue or await the determination of an appeal under General Laws Chapter 40A, Section 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date except for good cause. The Planning Board may extend said period, for good cause shown, upon receiving a written request from the Applicant prior to the expiration of said period, which request shall provide a detailed description of the good cause necessitating an extension. A public hearing may be required.
5. The total number of residential dwelling units on the site shall not exceed six (6). There will be no affordable units within the six (6) units. The housing mix shall be six (6) two bedroom units. The total number of bedrooms shall not exceed twelve. A bedroom shall be defined in accordance with Title V of the State Sanitary Code. Massachusetts Architectural Access Board (“MAAB”) requirements must be met. Four of the residential units in the west (residential) building will be owned and belong to the condominium association. The two residential units in the east (rear barn) building will be rental units and the owners of such rental units shall also belong to the condominium association.
6. The Applicant shall obtain the plan endorsement from the Planning Board for the Mixed Use Special Permit within 180 days of the expiration of the appeal period and this decision becoming final, ~~taking into consideration all extended timeframes per COVID orders of Governor Baker.~~

Discussion: remove the COVID portion of this condition, also in #73

7. The uses allowed on the site shall be restricted to the uses allowed in the Zone A. Uses prohibited are in Section 520.6 of the Scituate Zoning Bylaw.
8. No ~~commercial~~ vehicle washing is to occur on the site.

Discussion: strike the word “commercial”

9. The units on the new buildings shall be numbered on the outside for identification, fire protection and emergency response purposes.
10. The third floor of the residential units in the west building, shall not be allowed for living space now or in the future.

Utilities, Parking, Traffic

11. Maintenance and repair of the driveway and parking areas (initial maintenance and repair only), stormwater management system, snow removal, lighting and landscaping shall be the

responsibility of the Applicant until a condominium association is formed and responsibility for same has been transferred to the condominium association.

12. No outside parking is allowed for the two shops for plumbers, electricians or carpenters etc. for employees, visitors, tenants or owners. All parking for the shops shall be inside the shop building.
13. All parking is limited to designated spaces shown on the plan.
14. No permeable pavement is allowed now or in the future.
15. The shops may never be turned into residential living units.
16. No new underground irrigation systems shall be allowed to connect to the Town's water distribution system or in any manner use municipal water in accordance with the policy made effective by the Board of Selectmen on October 8, 2014 and reaffirmed by the Scituate Water Commissioners on May 26, 2015. All irrigation systems installed in accordance with the policy must be supplied by on-site sources or private water suppliers at the expense of the property owner.
17. The Applicant shall consent to allow members and town officials of the Planning Board and other persons acting under the authority of the Planning Board as its agents, to enter upon any lands and carry out such surveys and inspections as may be deemed necessary, and place and maintain monuments and marks. The Applicant shall cooperate with the Planning Board and Town officials and assist them in their efforts to verify that the layout, design and construction work in the Special Permit Plan are satisfactory and conform to the Town specifications and the requirements of the Planning Board.
18. An independent inspector contracted or employed through the Town shall perform the required construction inspections according to Section 9.0 of the Subdivision Regulations. All required inspections shall take place and be inspected by the inspector including water and sanitary sewage facilities. The inspector shall be approved by the Town Planner and DPW and shall work under the direction of the Town Planner. Weekly written reports shall be submitted to the Applicant and the Planning Board stating results of any and all required inspections during construction unless more frequent reports are needed. Noise, dust and air quality control shall be in accordance with DEP regulations.
19. An easement shall be provided allowing the Condominium Trust access to drainage and stormwater management systems, including but not limited to the 24" underground concrete pipe culvert which traverses the Site, all of which will be privately maintained to allow inspection, maintenance and repair, and allowing the town access in case of an emergency or to test water quality if this is deemed in the public interest.

The Applicant shall also grant to the Town of Scituate, a right and easement to construct, repair, extend, operate, use and forever maintain all water mains, sewer mains and all surface and subsurface storm water drains in, through, or under the streets and easements as indicated on the Site Plan. The above shall not be construed to relieve the Applicant, and his successors in title, to ownership of a portion of land within the Applicant's property, nor diminish in any way his responsibility to complete all construction as required by the Applicant's agreements with the town and to thereafter maintain all utilities in satisfactory condition.

20. Construction of the proposed driveway and parking area, proposed drainage system, proposed water system and proposed sewer system shall be supervised by a registered professional engineer. Said supervising engineer shall certify in writing to the Planning Board and DPW at completion that the proposed roads, drainage system, water system and sewer system were constructed in accordance with the approved plans and that said systems are functioning in full accordance with the approved design. The certification of the driveway and parking construction and utilities shall be accompanied by as-built plans, signed and stamped by a professional land surveyor and the supervising registered professional engineer. Prior to issuance of an occupancy permit for any building, a registered professional engineer shall inspect the exterior of each building as necessary and certify to the Planning Board and Building Commissioner with his signature and stamp on an as-built plan, that the grading and stormwater management systems conforms to that shown on the Site Plan. The as-builts shall be reviewed by the Town's consulting engineer for compliance with the design and Special Permit and are functioning in accordance with design requirements and any variation in grade is immaterial and does not materially alter the performance of the stormwater system. The site development As-Builts including building structures, topography, driveways and parking areas, water, sewer, gas, cable, fiber optic, electrical and storm drainage infrastructure will be submitted in AutoCAD Format 2013 or higher or ESRI Interchange Format registered to the Massachusetts State Plane (Mainland) Coordinates, North American Datum of 1983 compatible with the Town's system along with stamped and signed copies of said plans.
21. All materials for utility construction shall meet DPW construction standards.
22. A street opening permit will be required for each individual utility connection.
23. The specifications for the planting soil and engineered soil mixture for the bio-retention areas submitted by Bernice Wahler Landscapes must be strictly adhered to. Prior to endorsement, these specifications shall be resubmitted and clearly demonstrate that the infiltration capacity of the engineered soil mixture meets the infiltration rate used in the stormwater calculations. A full detail with soils included must be included on the plans prior to endorsement.
24. A determination of the adequacy of the existing water service for the proposed use shall be provided by the Applicant to the DPW and the Town Planner for their approval prior to scheduling a pre-construction conference. Installation of all water mains and appurtenances shall be performed according to the specifications of the DPW Water Division. Any required upgrades, modifications or connections shall be at the Applicant's expense.
25. The Applicant shall obtain all necessary approvals for the use of Town sewer prior to scheduling a pre-construction conference. Any required upgrades, modifications or connections shall be at the Applicant's expense. Installation of all sewer mains and appurtenances shall be performed according to the specifications of the DPW Sewer Division. Copies of all necessary approvals shall be furnished to the Planning Board.
26. All replacement of, or connection to, Town sewer, drainage and the installation of water mains and appurtenances shall be performed according to the specifications of the Scituate DPW with an independent inspector contracted or employed by the Town to review the construction activity and assure compliance with the Town's rules and regulations. DPW personnel must be in attendance for any sewer, drainage and water infrastructure and appurtenance work in the Town

rights of way. In addition, the following must be addressed to the satisfaction of the Town Sewer Division prior to the commencement of construction.

- a. Newly constructed sewer lines must be pressure tested in accordance with Town test standards and the test must be witnessed by the Sewer Division and/or by the Town's approved independent inspector.
 - b. A street opening permit for the sewer line shall be obtained; police details, if required for traffic management and safety, shall be provided through the Scituate Police Department and shall be the responsibility of the contractor.
 - c. Sewer permits are required and shall be obtained for each building. The lots at both 14 and 16 Old Country Way have been assessed a betterment for each lot. A sewer privilege fee of \$16,000 per sewer unit shall be owed for all connected buildings at the site beyond the betterments. The fee shall be paid in one lump sum prior to any water use from the site.
 - d. External cleanouts and viewports: Each building line should have an external cleanout.
 - e. The privately constructed sewer infrastructure will be owned and shall be maintained at all times by the Applicant.
 - f. A letter of acceptance from the Sewer Commissioners shall be provided to DPW, Sewer Division and the Planning Board.
27. The buildings, parking, driveway and required signage shall meet all applicable requirements of the ADA, MAAB and Scituate Commission on Disabilities.
 28. All parking shall be constructed as shown on the Site Plan revised dated 11/9/2020 and Architectural plans revised through 11/9/2020.
 29. No increase in perpetuity of impervious surface from 42.3% or 12,367 is allowed as the Site Plan represents a reduction from the existing impervious area of 44% and is located in the Zone A of the Water Resource Protection District which limits development to 20% impervious.
 30. The Applicant shall ensure that signs, landscaping and other features located within the sight triangle areas of the Project site driveway intersection with Old Country Way are designed, installed and maintained so as not to impede lines of sight. (2.5 feet in height)
 31. Any signs and pavement markings to be installed shall conform to the applicable specifications of the Manual on Uniform Traffic Control Devices (MUTCD). Any pavement markings in the public way shall be thermoplastic.
 32. The Applicant shall ensure that the property manager promptly removes snow windrows located within the sight triangle areas of the Project site driveway intersection with Old Country Way that exceed 3.5 feet in height or that would otherwise inhibit sight lines. Sight line plans must be included in the plan set submitted for endorsement by the Planning Board.
 33. Snow storage areas have been designated on-site. The Applicant shall ensure all maintenance personnel are informed of their locations. When on-site capacity is exceeded, an off-site location shall be used in compliance with all federal, state and local laws.
 34. The Applicant has agreed contribute the sum of \$XXXX to fund a municipal study of the offsite traffic and pedestrian improvements and to fund in part traffic and pedestrian improvements in

the greater Greenbush area. The Applicant shall provide such funds to the Town prior to commencement of construction. The funds shall be placed in an interest bearing account with expenditure of funds for only these said purposes approved by the Town Administrator after consultation with the Town Planner, Director of Planning and Development, DPW Director and the approval of the Planning Board, all of whom must concur.

Discussion: There was discussion about sidewalks in the area.

Mr. De Lisi hoped the applicant would get credit from the Board for the work done with the neighbors and that might be considered a form of mitigation. He discussed the expense of the water and sewer fees; he opined there are many laws that prevent fees from being masked as another tax, the concept of the fees is to reimburse the town for the cost of the infrastructure that is being provided to the project or the connection. He indicated that at this time there are 2 existing sewer lines and the applicant is paying for 6 additional connections, they have to do that and the cost is high because of the various issue across the town. He said the applicant would like to provide mitigation, but does not feel he will be able to and hopes that the Board will look favorably on the work done on the project with the neighbors.

There was discussion regarding the back of the property and Mr. Steve Monteiro's property. The applicant indicated the building was moved further away, lowered and made smaller and there is a vegetated buffer screening.

The sewer hookup will be paid all at once.

Mr. Pritchard commented that the sewer fees are the fees, the Board does not see it as a material part of the discussion. Mr. De Lisi said he mentioned it just because they have a limited amount of funds. Mr. Pritchard said that is no different from any other developer.

The Board said there needs to be some kind of public benefit for the project; the Board is amenable to a contribution. There was discussion about how much of a contribution should be made. An example of \$25,000 from 18 Ford Place was given. A description of the project at 18 Ford Place was discussed; 5 units, allowed 2 by right with the additional 3 a public benefit needs to be provided. A final decision has not been made on 18 Ford Place and is subject under another public hearing.

Ms. Joseph indicated this project is not required to give a public benefit because they are under the density, but Drew and 50 Country Way had public benefits and are both special permits. 50 Country Way preserved a historic building. Mr. De Lisi said the public benefit for this project would be the work with the neighborhood and redesign of the project to address their concerns. The Board opined they expect that with any kind of development.

Mr. De Lisi said that the applicant would contribute \$10,000 to whatever fund the Board would like. The Board agreed, the contribution should be for the sidewalk fund in Greenbush.

Mr. De Lisi opined it is very awkward for the Board to be asking for a contribution; the applicant is meeting the conditions of the Board. He opined that if the project was denied because the applicant did not agree to offer anything to a fund, he opined he would win in the courts.

Ms. Burbine said that she would not hold up the permit if the applicant did not offer to provide a contribution.

35. Trash management shall be internal to each building. No dumpster is proposed. Any use of a dumpster in the future requires Planning Board approval.

36. All electrical, telephone, cable and similar utilities shall be located underground.
37. Except for the Town-owned segments of the sewer and water line (those inside property line are Applicant owned), all utilities including but not limited to the stormwater drainage system and 24" concrete pipe culvert shall be maintained by the Applicant according to the Operation and Maintenance Manual revised dated 11/9/2020 by Ross Engineering Co., Inc. and the Long Term Pollution Prevention Plan revised dated 8/5/2020 which are attached to this decision.
38. The Operation and Maintenance Plan and Long Term Pollution Prevention Plan shall be provided to all property owners and all tenants and occupants of the property as conditions of their ownership, lease or rental agreements.
39. The Operation and Maintenance Plan must be revised and resubmitted prior to endorsement to restrict salt for deicing and restrict pesticide and fertilizer use to none on site and to have no vehicle washing on site.

Phasing and Erosion Control

40. An Erosion Control Plan with preliminary sequence of construction has been provided. The plan shall be updated and provided to the Board prior to scheduling the pre-construction meeting and prior to commencement of construction. The plan shall be in compliance with the Wetlands Protection Act and Order of Conditions for the project.
41. Stockpiles must be located outside of the 100 foot buffer of wetland resource areas and be protected with erosion control.
42. The Applicant has indicated that the Project may be phased and construction of its two (2) buildings will be done at separate times. Completion of the buildings may occur at different times and the Applicant may seek a certificate of occupancy for each building upon its completion if it will not impact construction activities which shall be determined at the time of application for a certificate of occupancy. The project shall be constructed according to the Applicant's proposed construction sequencing which shall be provided to the Town Planner prior to construction and scheduling of the pre-construction conference.

Discussion: Mr. De Lisi said it had previously been indicated to the Board that everything would be built at one time, but the thought process has changed. The goal is it will be built all once, but the applicant would like the Board to consider the buildings and occupancy maybe done at different times. The Board did not have issue with the phasing, but requested the mixed use building be built first; they do not want to see all the residential units build and then the mixed use building. Mr. De Lisi said the applicant would need to build from the back of the property to the front for safety.

Language added: with the Barn building being constructed first.

Environmental Conditions: Noise and Dust

43. Site noise levels shall conform to the MassDEP's Division of Air Quality Control's Noise Policy. A baseline condition is encouraged to be taken and submitted to the Town Planner prior to the commencement of any construction activities.

Discussion: The applicant is aware if there are complaints for noise, etc. there is potential they will be shut down. The applicant is considering doing the baseline.

44. The Applicant shall follow all regulations under the Massachusetts Department of Environmental Protection, 310 CMR 7.00: Air Pollution Control, 7.01 General Regulations to Prevent Air Pollution and 310 CMR 7.09 U Dust, Odor, Construction and Demolition. Per 310 CMR 7.09 U Dust, Odor, Construction, and Demolition water must be used to prevent excessive emission of particulate matter throughout the construction Project.
45. The Applicant shall not operate any concrete crushing machinery on the project site.

Discussion: Where is the concrete crushing going to happen; the concrete driveway that is to be removed can be broken up into big pieces, but not little pieces on site.

Landscaping and Site Amenities:

46. The Applicant shall obtain the approval of the Planning Board through the Town Planner if minor changes from the plan and/or details are needed for lighting, signage, paving materials, fencing or landscaping. Material selection shall be provided to the Town Planner for review for conformance to approved plans prior to installation.
47. A separate sign permit shall be required from the Building Department for any free standing signs. Signs shall be fully located on the Applicant's property and shall not block sight lines for traffic entry/egress from the site.

Architecture/Design:

48. The buildings shall be constructed in accordance with the architectural elevations submitted for the Project. The quality of materials, construction and colors shall not substantially deviate from those as shown on the elevations and discussed during the public hearing without the review and approval of the Planning Board.
49. The final building plans, stamped by a registered architect, shall be provided to the Planning Department prior to scheduling the pre-construction conference for review for consistency with the elevations and renderings described in Condition 1. If the plans appear inconsistent, approval by the Planning Board will be required.
50. A certification shall be provided by the architect to the Planning Board prior to a Certificate of Occupancy that the building as constructed is in substantial compliance with the approved plans.

Required Prior to Scheduling the Pre-Construction Conference

51. The Applicant has provided a draft condominium master deed which in its final form must be reasonably satisfactory to Town Counsel. Pursuant to G.L. Ch.183 A, the Condominium Master Deed and condominium trust document must be recorded prior to any use of the units that comprise the condominium. The Condominium Master Deed and the trust documents shall include:
 - a. A statement that the driveway, drainage system, sewer, landscaping, 24" concrete pipe culvert and other common areas shall be owned by the Applicant and shall be maintained by the Applicant and subsequent turnover to the condominium association, by the condominium association and shall not be maintained by the Town. The driveway, drainage system, walkways at the site, landscaping, lighting, stormwater system and other common areas shall be inspected, maintained and repaired by the Applicant and, subsequent to the turnover to the condominium association, by the condominium association. This shall also be stated in a note on the plan.

- b. A requirement that: i) maintenance of the drainage system, parking, driveway, 24" concrete pipe culvert and landscaping shall be in accordance with the Operation and Maintenance Plan approved by the Planning Board's consulting engineer; ii) provisions for snow removal and maintenance of safe conditions through the winter of all vehicle and pedestrian ways has been provided; and iii) a description of the required annual maintenance of the driveway, parking area, landscaping, lighting and other common amenities.
 - c. A requirement that the Condominium Association maintain an account always containing a minimum of one year's costs for maintenance. A contractor's estimate of this maintenance and proof of the available funds in the account shall be provided to the Planning Board with the Agreement and annually by each January 31 following recording of the Master Deed.
 - d. A requirement that the Condominium Association notify the Planning Board of the name, address, phone number and email of the trustees within seven calendar days of their election and to provide an annual report of the maintenance activities to the Planning Office by January 31 of every year.
52. Prior to scheduling the pre-construction conference, the Applicant shall provide to the Planning Board:
- a. Copies of the recorded special permit and plans;
 - b. A check to cover cost of inspections by the Town's consulting engineer. These shall include, at a minimum, inspections of Subdivision Rules and Regulations Section 9.0, for the driveway, parking area and stormwater management systems, water system, sanitary sewerage system, new curbing and erosion and dust control measures, as well as any specific requirements contained herein which may require review and/or inspections by the Town. The specific amount shall be provided by the Planning Dept. based on the consulting engineer's estimate, shall be subject to amendment from time to time and shall be supplemented by the Applicant as requested by the Planning Dept.;
 - c. A construction schedule including approximate dates for installation of erosion control and other site protection/stabilization, construction of the buildings, and all applicable items in Subdivision Rules and Regulations Section 9.0 and
 - d. A type and amount of surety provided by the applicant reasonably satisfactory to the Planning Board to cover the satisfactory completion of features shown on the site plan including landscaping, parking, drainage, signs, lighting and conditions imposed by the Board. The amount shall be based on the Applicant's contractors' estimates of the costs of these items, reviewed by the Town's consulting engineer and shall be approved by the Planning Board prior to the pre-construction conference. The type and amount of surety may be reduced based on completion progress with the approval of the Board.

Required Prior to the Start of Construction

53. Within two calendar weeks prior to the Applicant's notification to the Town Planner that it intends to commence any work on the project site, a pre-construction conference shall be held with the Applicant, their representatives, their engineer, the site contractor(s), the Town Planner, the Town Engineer and other DPW representatives as necessary, the Police Department, the Planning Board's consulting engineer and other representatives of the Town as the Board feels are necessary. A list of all contractor contacts, including names and telephone numbers, shall be

provided to the Planning Board, DPW and Police Department. At least one telephone contact shall be available 24 hours per day in the event of an emergency.

54. The property lines of the subject Property shall be marked or flagged in the field under the direction of a surveyor and notification given to the Town Planner and Consulting Engineer a minimum of three business days prior to the start of construction. The property line shall be staked or pinned at all times during construction.
55. The location of the 24" concrete pipe culvert passing through the site shall be staked at all times during construction. Permanent markers shall be placed over the existing pipe following construction to protect and alert residents to the buried utility. (i.e. 4"x4" wooden posts with signage about the buried utility below).
56. A stabilized construction entrance and silt sock as shown on the Site Plan must be installed prior to any earth disturbing activities on site including but not limited to clearing and grubbing. Construction fencing shall be required as necessary to comply with federal, state and local laws.

Required During Construction

57. Construction work shall not begin prior to 7:00 AM weekdays and 8:00 AM on Saturday and shall cease no later than 7:00 PM. No construction shall take place on Sundays or legal/federal holidays.
58. The Board reserves the right to require the consulting engineer to visit the site weekly or as often as necessary during construction.
59. All earth moving/disturbance operations shall only occur while erosion and sedimentation control measures are in place and approved by the Town Planner, Conservation Agent and/or Town's Consulting Engineer. Such control measures shall remain in place until the Board's consulting engineer determines after consultation with the Town Planner, that the danger of erosion or sedimentation no longer exists. It is the Applicant's affirmative responsibility to ensure the maintenance and management of all stormwater control measures at all times during construction to ensure there are no increases in stormwater flow velocity or volume to abutting properties at any time during construction.
60. Construction activities on the site shall conform to the Town of Scituate General Bylaws.
61. No parking or unloading on Old Country Way shall be permitted during construction unless approved in advance and controlled at the same time by the Police Department. Construction vehicles shall use the designated construction access.
62. The Applicant shall notify the Town 48 hours in advance of any significant equipment and construction material arrival to the site which may cause a safety hazard or material disruption of the public way such that a police detail is necessary to ensure safe passage. Any Police detail required is at the expense of the Applicant and is required when the Police Department determines it is necessary.
63. The Applicant shall not allow any large construction equipment or trucks to stage or idle on public roads and shall not allow such equipment or trucks to idle onsite prior to 7:00 AM. Police details may be required for construction access or work within the layout of Old Country Way.
64. The Applicant shall provide the Town with the route(s) construction traffic will use so that if a safety hazard or material disruption of the public way impedes safe passage, a police detail would be obtained by the Applicant at its expense.

65. Construction activities shall be conducted in a workman like manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down or other proper storage and disposal methods.
66. No use of hydrants on-site or on adjacent roads off-site is allowed for construction use. A hydrant may be available at the water treatment plant for construction use during non-water ban times.
67. In an effort to reduce noise levels, the Applicant shall keep all equipment that emanates sounds from the structures or site in proper working order through regular maintenance.
68. Blasting, if necessary, shall be conducted according to all necessary permits and meet all of the requirements of the Scituate Fire Department.

Required Prior to Issuance of Occupancy Permits

69. No Certificate of Occupancy shall be issued until the Planning Board and Building Commissioner are satisfied that the driveway, parking area and installation of necessary utilities is in full compliance with the approved plans and the special permit. Nothing herein shall be construed so as to preclude the Applicant from obtaining a Certificate of Occupancy for one of the Buildings prior to other Building; however, safe pedestrian, vehicle and public safety access and egress shall be required prior to the issuance of such certificates.
70. Prior to application for a Certificate of Occupancy, a copy of the contract for inspection and maintenance of the stormwater system per the Operation & Maintenance Plan and Long Term Pollution prevention Plan shall be provided to the Planning Office.
71. Permanent signs indicating the prohibited uses and requirements for handling of hazardous materials shall be installed in each unit in a prominent location prior to obtaining a Certificate of Occupancy. Yearly verification of signage shall be submitted. Signage shall be submitted for review and approval by the Town Planner.

Discussion: add "Commercial" before unit

72. Following review and approval by the Planning Board, the Condominium Master Deed and Condominium Association Documents shall be recorded at the Registry of Deeds prior to the Building Department's issuance of any occupancy permit. Proof of recording must be provided to the Planning Board.

Administration

73. All time periods referenced in this document for completion of conditions shall be tolled in case any appeals are taken, ~~and in event of acts of the Massachusetts legislature and orders of the Governor such as COVID-related orders~~
74. This Special Permit shall run with the land and shall be void if it is not recorded at the Registry of Deeds within 120 days of expiration of the appeal period or such extension of that time period granted by the Planning Board following approval of this Special Permit. The Applicant shall provide proof that the Special Permit was recorded to the Planning Board.
75. The Planning Board may in its discretion waive or modify conditions of this Special Permit at a duly called meeting of the Board if the Board determines that such waiver or modification is insignificant and does not materially adversely affect the purpose of this special permit decision.
76. This Special Permit shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with M.G.L. Chapter 40A, Section 9.

77. All plan sheets of the Mixed Use Development Special Permit Site Plan shall be recorded at the Registry of Deeds.

78. All construction work shall be done in accordance with the plans.

Ms. Lambert seconded the motion, there was discussion.

Ms. Lambert seconded the motion as amended, a roll call vote was taken; the vote was unanimously in favor.

Ms. Burbine - yes

Mr. Pritchard – yes

Ms. Lambert – yes

Mr. Bornstein - yes

Ms. Lewis – yes

Motion:

Ms. Burbine moved to close the public hearing.

Mr. Pritchard seconded the motion, a roll call vote was taken; the vote was unanimously in favor.

Ms. Burbine - yes

Mr. Pritchard – yes

Ms. Lambert – yes

Mr. Bornstein - yes

Ms. Lewis – yes

Form A – ANR Plan – 275 Clapp Road
Assessor's Map/Block/Lot 23-1-4
Applicant/Owner: Estate of Charles R. Bartlett

Documents

- PDF 275-277 Clapp Road
- PDF 275 and back lot Plot Plan
- PDF Application and ZBA 50' Frontage Decn
- PDF Assessor's Cards
- PDF Deed 17-2-6A
- PDF Deed 23-1-4
- PDF Deed to 17-4-49
- PDF Deed to 23-1-5
- PDD endorsed 275 clapp anr
- PDF First Plan ANR
- PDF Lot index
- Doc DRAFT Motion Form A 275 Clapp Road
- Doc Transmittal 275 Clapp Road

Attendees: Michael Loring, Attorney

Mr. Loring described the plans. He indicated this is a family estate, the applicant wants to split up the estate so each sibling receives a portion of the property. The plan has been presented to the ZBA and a decision has been issued. He indicated the plan conforms to all the regulations under the zoning bylaw. He noted the ZBA decision was included and does allow for an ANR to be granted.

Ms. Joseph indicated the plan shows a division of one lot into two different lots, the main lot is a 50' frontage lot and has received approval from the ZBA, both lots have access and frontage and she recommends endorsement.

Motion:

Ms. Burbine moved to endorse as approval under the Subdivision Control Law Not Required an ANR Plan of Land at 275 Thomas Clapp Road, Scituate, MA Assessor's Map 23-1-4 by Michael Cole for applicant/owner Estate of Charles R. Bartlett dated July 12, 2019 with revisions through 1/16/20 as the division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the accompanying plan has frontage of at least the distance presently required under the Scituate Zoning Bylaw on the public way of Thomas Clapp Road and it shows a proposed conveyance or change in lot line which does not alter the existing frontage as required under the Scituate Zoning Bylaw. In addition, the following note shall be added to the plan "Planning Board endorsement of this plan is not a determination as to conformance with zoning regulations."

Mr. Pritchard seconded the motion, a roll call vote was taken; the vote was unanimously in favor.

Ms. Burbine - yes

Mr. Pritchard – yes

Ms. Lambert – yes

Mr. Bornstein - yes

Ms. Lewis – yes

Minutes

Documents

- No Minutes

Accounting

Documents

PO #2103984 (\$129.36), PO #2103992 (\$187.50), PO #2103993 (\$2,210.00), PO #2103994 (\$1,062.50), PO #2103983 (\$3,184.49), PO #2104213 (\$1,677.00)

Ms. Lambert moved to approve the requisition of \$129.36 to Gatehouse Media for legal ad for 16 Gannett Road, for \$187.50 to Chessia Consulting for peer review services of 0 Country Way Residential Compound, for \$2,210.00 for Chessia Consulting for peer services for 48-52 New Driftway inclusive of traffic review from Vanasse Associates, for \$1,062.50 to Chessia Consulting for peer review services of 18 Ford Place, for \$3,184.49 for surety release plus interest for Benjamin Studley Farm, to Horsley Witten Group for peer review services for Seaside at Scituate Phase 2 for \$1,677.00

Ms. Lewis seconded the motion, a roll call vote was taken; the vote was unanimously in favor.

Ms. Burbine - yes
Mr. Pritchard – yes
Ms. Lambert – yes
Mr. Bornstein - yes
Ms. Lewis – yes

Liaison Reports:

CPC – reported by Ms. Burbine:

- Discussion on projects for Spring Town Meeting
 - Project at the library – Thoreau Patio - \$85K
 - Sale of land to the Town off First Parish Road
 - Land is land locked, no value to the Town will not go forward
 - Greenbush Playground Amenity - withdrawn

Master Plan – reported by Mr. Bornstein:

- Setting up meeting with Master Plan Advisory Committee to review comments on the plan
- Send comments when available

Charter Review Meeting – reported by Ms. Lewis:

- Going slowly
- Changing wording like pronoun references just “he”, making more gender neutral
- Comparing to other Towns that have made updates
- Fundamentals staying the same, really just updating

Planning and Development – reported by Ms. Joseph:

- Town meeting Monday night
 - 16 Articles
 - Several in the consent agenda
 - Sign Bylaw will be referred to the Planning Board
- Seaside at Scituate continuing construction
 - Entering into another contract for inspections
 - Approximately 47 Occupancy Permits and many more building permits issued
- Master Plan still moving along
- Housing Production Plan
 - Needs to be approved by the Planning Board then to Board of Selectmen
 - Once approved needs to go the State
 - Board to be sent the Final Draft
 - Comments on sewer and water infrastructure have been incorporated
- North Scituate Zoning
 - Hope to have for Spring Town Meeting
 - Need to meet with subcommittee for some issues
 - Form based zoning, will be similar to Greenbush
 - Proposing Zoning workshop in January and Public Hearings in February
 - DRAFT to come in December

- 52 Otis – Stormwater Permit
 - Applicant looking to get a Certificate of Occupancy without the gutters being tied into the subsurface drainage system
 - Board opined no, the applicant needs to wait drainage is vital
- Drew applying for building permit within the next month

Documents

- Email to the Board from Shari Young dated 11.6.20 with agenda for 11.12.20
- Email to the Board from Karen Joseph dated 11.6.20 with meeting materials for 14-16 Old Country Way, Senior Center and 275 Clapp Road
- Email to the Board from Karen Joseph dated 11.9.20 with meeting materials for the Senior Center
- Email to the Board from Karen Joseph dated 11.12.20 with meeting materials for 14-16 Old Country Way.

These items were distributed to the Board electronically.

Ms. Burbine moved to adjourn the meeting at 9:25 p.m. Ms. Lambert seconded the motion; the vote was unanimously in favor.

Ms. Burbine - yes

Mr. Pritchard – yes

Ms. Lambert – yes

Mr. Bornstein – yes

Ms. Lewis -yes

Respectfully submitted,

Shari Young

Planning Board Administrative Assistant

Patricia A. Lambert, Clerk

Date Approved: December 3, 2020

ATTACHEMENT A



Sent via E-mail

November 5, 2020

Scituate Planning Board
Town of Scituate
600 Chief Justice Cushing Highway
Scituate, MA 02066
Attn: Karen Joseph, Town Planner

Re: Scituate New Senior Center/Recreation Center Renovation
Site Revisions #1 - 13

Dear Ms. Joseph:

There are a number of sitework related revisions being considered or made to the Planning Board approved set of drawings for the new Scituate Senior Center/Recreation Center project. We are submitting these revisions for your review to determine if they would be considered minor or require a public hearing. The revisions are as follows:

1. West Fence - Relocation of the start of the privacy fence, by 4.5' to the south, on the west side of the site. This revision was required due to the revision to the main entry off First Parish Road to add right turn only islands and signage as a result of the abutters lawsuit against the Town of Scituate. The new entry was designed and engineered by Coastal Engineering Co. (CEC) and Pare Corp. and resulted in the stop line being moved back, creating a line of sight issue when exiting the driveway and facing west to view oncoming traffic. This line of sight issue requires the fence to be relocated. See Attachment #1.
2. Main Entry Island Curb - Revision to the new main entry right turn only granite curbing radius on the south island. This revision was required to allow delivery trucks adequate clearance and turning radius when entering the driveway from First Parish. CEC performed an auto-turn analysis which resulted in the need to revise the south island. See Attachment #2.
3. Tree at Gym - Revision to the existing-to-remain tree at the NW corner of the Veteran's Gymnasium building. An arborists inspection indicated that much of the 52" American Basswood tree trunk was rotted creating a safety hazard. This tree was removed by the DPW on 10/15/20. See Attachment #3.
4. B-Wing Sidewalk East - Revision to the sidewalk in front of B Wing at the Recreation Department to delete the concrete ramp and rails and replace with a continuous

bituminous concrete sidewalk. This revision was made to assist with snow removal, reduce maintenance, and reduce costs. There is no change in function. See Attachment #4.

5. Carriage House Apron - Revision to the access to the front the Carriage House. The original design specified a square concrete apron at the front doors and a bituminous walk. The Historical Society requested this be changed to a half round stonedust apron across the entire front of the building. See Attachment #5.
6. Bocce Court - Revision to the bocce court drainage to relocate two cleanouts from within the court to outside the court, and install an underdrain. The cleanouts would have been an obstruction to the bocce game. The underdrain was required per recommended bocce court design to keep the court dry. See Attachment #6.
7. B-Wing Sidewalk West - Revision to the sidewalk along the west end of the B Wing to reduce the width from 7 feet to 5 feet. This revision was made to accommodate the possible future concrete ramp installation to the B Wing exterior door for the future Food Court. See Attachment #7.
8. Trash Enclosure - Revision to add chain link swing gates to the trash pad fence to prevent unauthorized dumping of trash. See Attachment #8.
9. Senior Center Southeast Sidewalk - Revision to relocate a portion of sidewalk at the SE corner of the Senior Center tight against the building to avoid the conflict with the existing-to-remain tree root system. See Attachment #9.
10. Cudworth/First Parish Curb - Revision to the approved 6" exposure vertical granite curbing at the intersection of First Parish and Cudworth Roads to provide a flush curb and refuge area at the existing crosswalk on Cudworth. See Attachment #10.
11. Bollard Lights - Revision to delete bollard lights at the HC parking and drop off areas of the Senior Center parking lot. The contract specified both steel safety bollards and bollard light fixtures in the same location. There is flush curb in these locations. The bollard lights do not prevent a vehicle from accidentally driving onto the sidewalk and striking the building. The steel bollards will be installed. See Attachment #11.
12. A Wing Site Lights - Revision to A Wing parking lot lights from light poles to wall mounted due to existing power feed originating from an interior A Wing existing electrical panel. See Attachment #12.
13. Cudworth Crosswalk – Revision to delete painted crosswalk and two crosswalk signs. The opposite side of Cudworth is not part of the contract. The existing sidewalk is narrow and in disrepair. There is no curb cut or handicap ramp in line with the proposed crosswalk. Installation of the crosswalk would not meet MAAB requirements and create a safety

hazard. The crosswalk paint and signage should be installed in the future when Cudworth is upgraded. See Attachment #13.

Please let me know when this will be placed on the Planning Board agenda, so I can plan to attend. Should you have any questions regarding any of this information or need further information, please do not hesitate to contact me.

Sincerely,

The Vertex Companies, Inc.

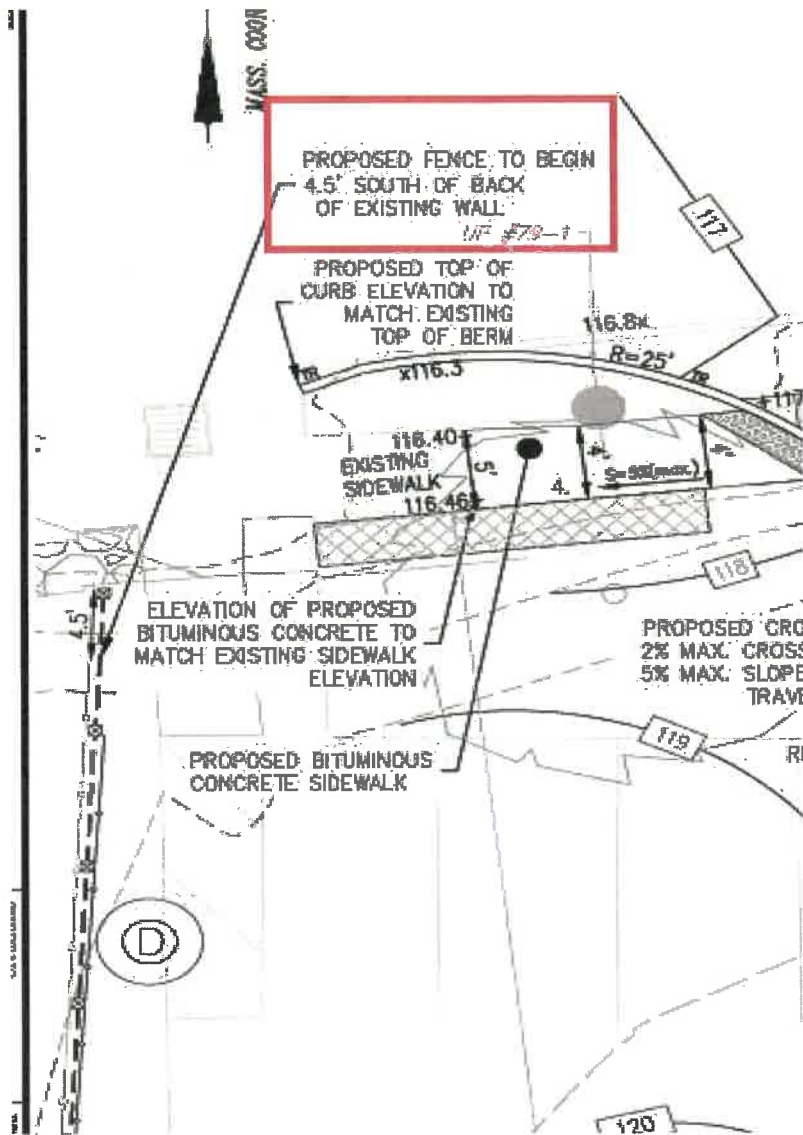
A handwritten signature in black ink, appearing to read "Steven C. Kirby".

Steven C. Kirby, Division Manager
Owner's Project Manager for the Town of Scituate

Cc: J. Lemieux, Vertex
R. Young, BH+A
S. Shea, Chair PBC

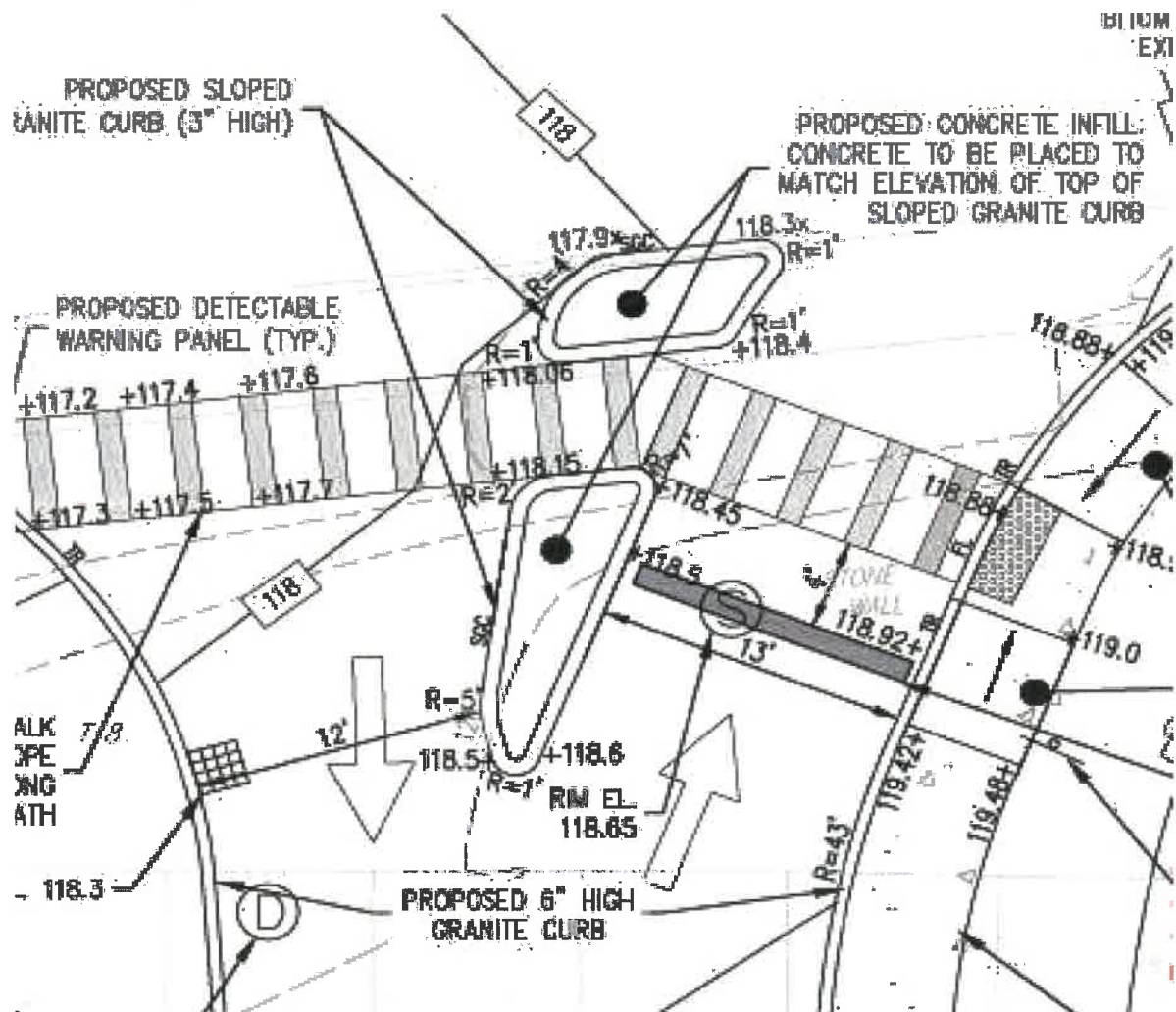
Encl - Attachment #1 - 13

Attachment #1 – West Fence

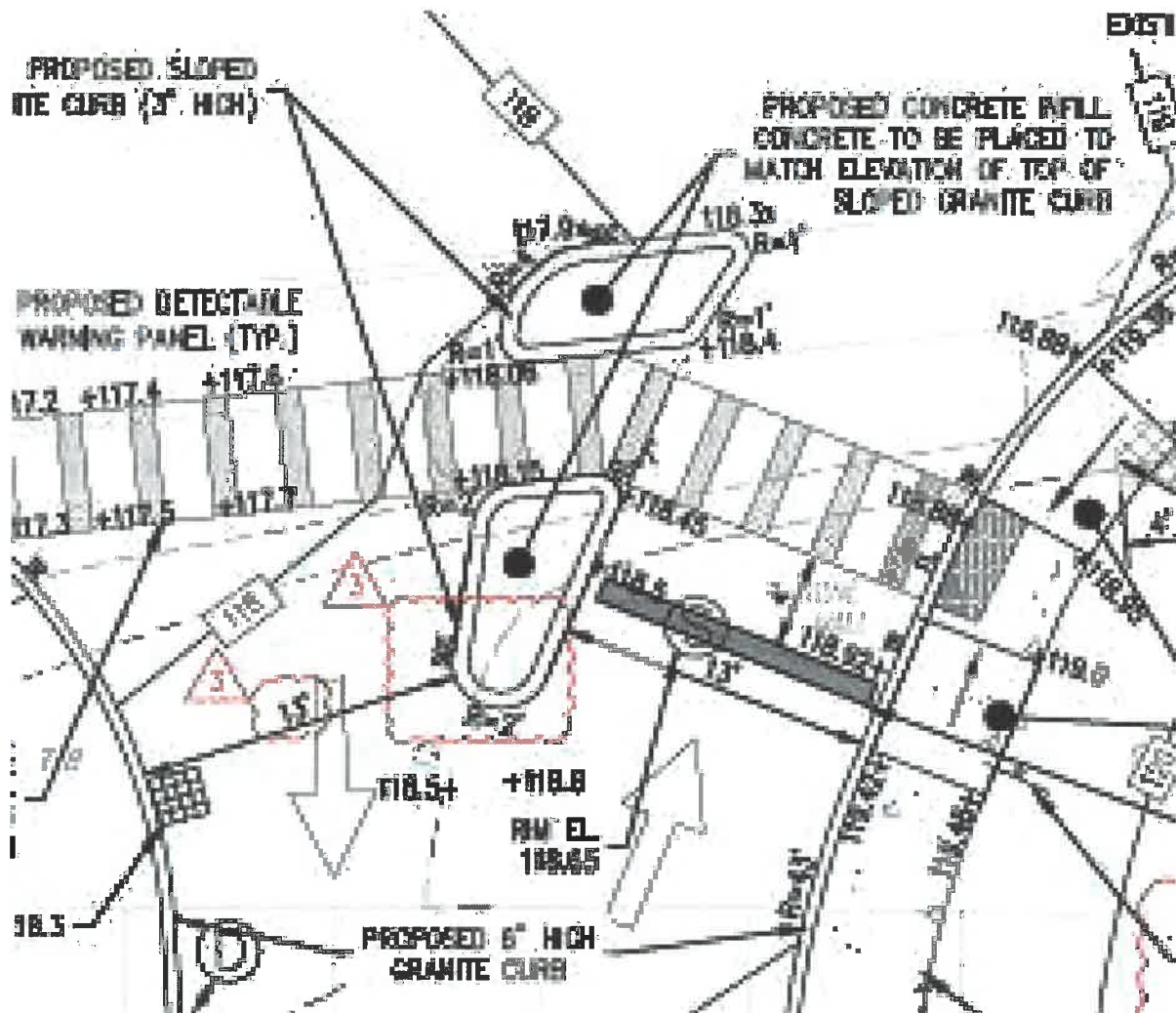


New Design

Attachment #2 – Main Entry Island Curb



Original Design



New Design

Attachment #3 – Tree at Gym

Scituate Senior Center – Site Revisions

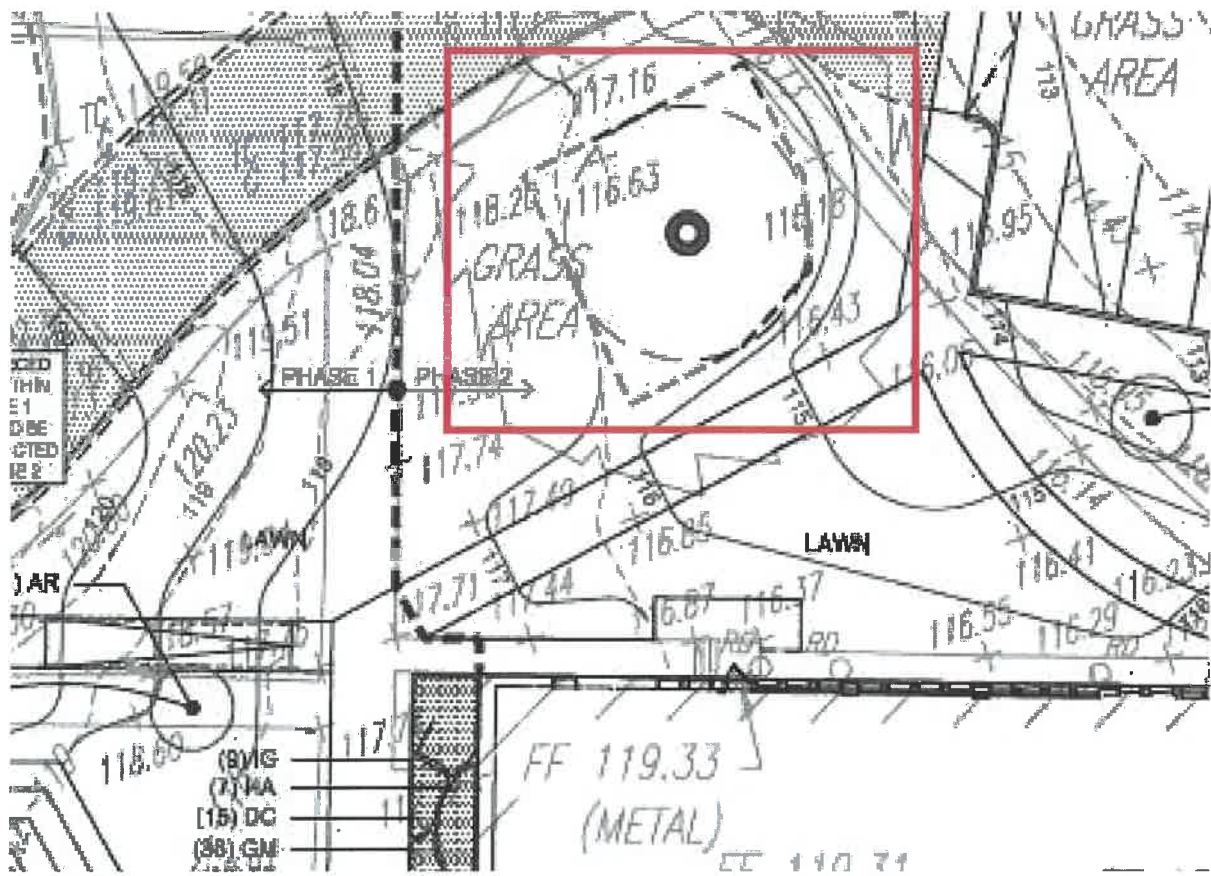
**VERTEX®**

Table 1: Conservation Suitability Assessment Tree #1 - 52" American Basswood

Criteria	Scoring Factors	Notes & Observations	Score
Health* (1-15)	Decline=1; Vigorous=15	Tree has a healthy canopy, but has a significant cavity.	4
Root Cut/Fill Distance From Trunk* (1-15 possible)	<6" per 1" dbh=1; 6-12" per 1" dbh=5; 1 - 1½' per 1" dbh=10; >1½' per 1" dbh=15	Tree is located approximately 20' of new sidewalk placement.	1
Structural Defects** (1-15)	Many=1; Some=5; Few=10; None=15	Tree is hollow throughout a majority of the trunk.	3
Construction Tolerance of Species*** (1-15)	Poor=1; Poor/Mod=3; Moderate=7; Mod/Good=11; Good=15	Moderate - Poor tolerance of construction.	5
Age (relative to typical species lifespan) (1-10)	Overmature (> 2/3)=1; Mature (1/3 - 2/3)=5; Young (<1/3)=10	Tree is overmature.	1
Location of Construction Activity (1-10)	Within 3x dbh=1; >2x drip line=10	Within 5X dbh, sidewalk addition and pavement removal.	2
Soil Quality / Characteristics (1-10)	Poorly-drained, low organic matter and/or wet or dry site, heavy clay=1; Well-drained, high organic matter, moderate moisture=10	Tree is growing well in the New England urban soil.	5
Species Desirability (1-10)	Low=1; High=10	Tree would be desirable if healthy.	8
*If less than 5, generally this tree would not be a candidate for preservation.			29
**If less than 10, be aware of the risks surrounding preservation. If less than 5, generally this tree would not be a candidate for preservation.			
***See Appendix A - Managing Trees During Construction - Best Management Practices - Companion publication to the ANSI A300 Part 5: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)			Total (100)
Suitability ratings: >80 = Good: High potential for longevity on the site after construction. 60-79 = Moderate: May require more in-depth management and monitoring, before, during, and after construction, and may have a shorter lifespan than those in the "good" category. <59 = Poor: These trees can be expected to decline during or after construction regardless of management.			

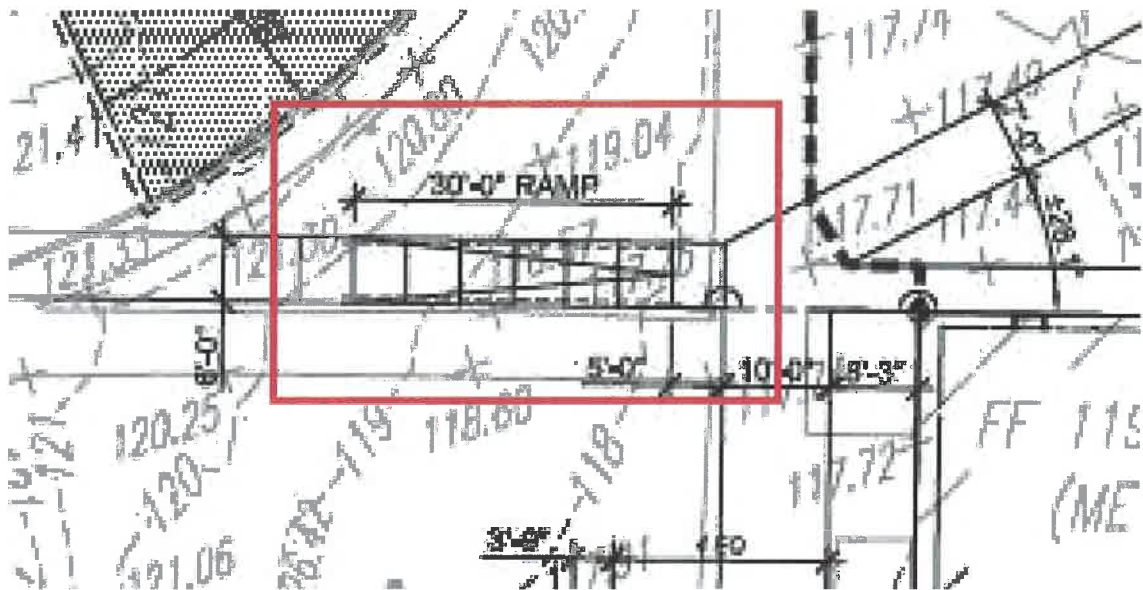


Photographs 1 & 2: Tree #1 - 52" American Basswood (*Tilia americana*) that has extensive decay (approximately 30" deep) hollowing out the trunk.

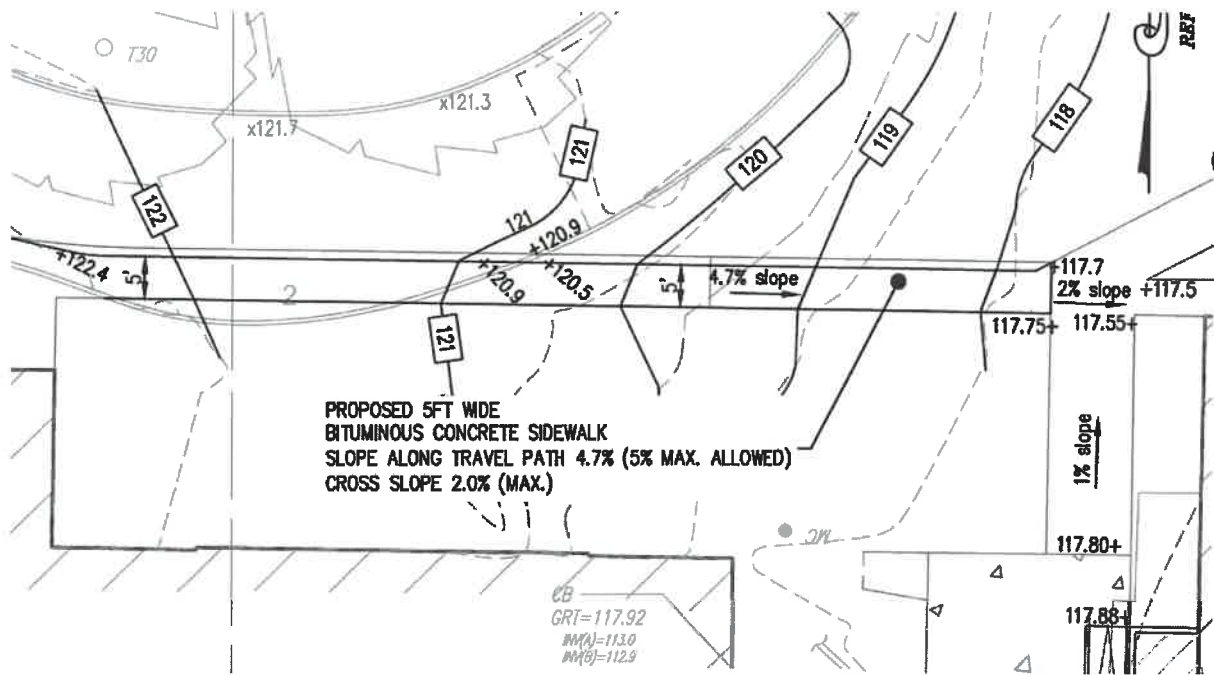
Condition rating: Poor

Tree #1 Recommendations: Based on the intended site use and pre-existing conditions the tree is recommended for removal.

Attachment #4 – B Wing Sidewalk East

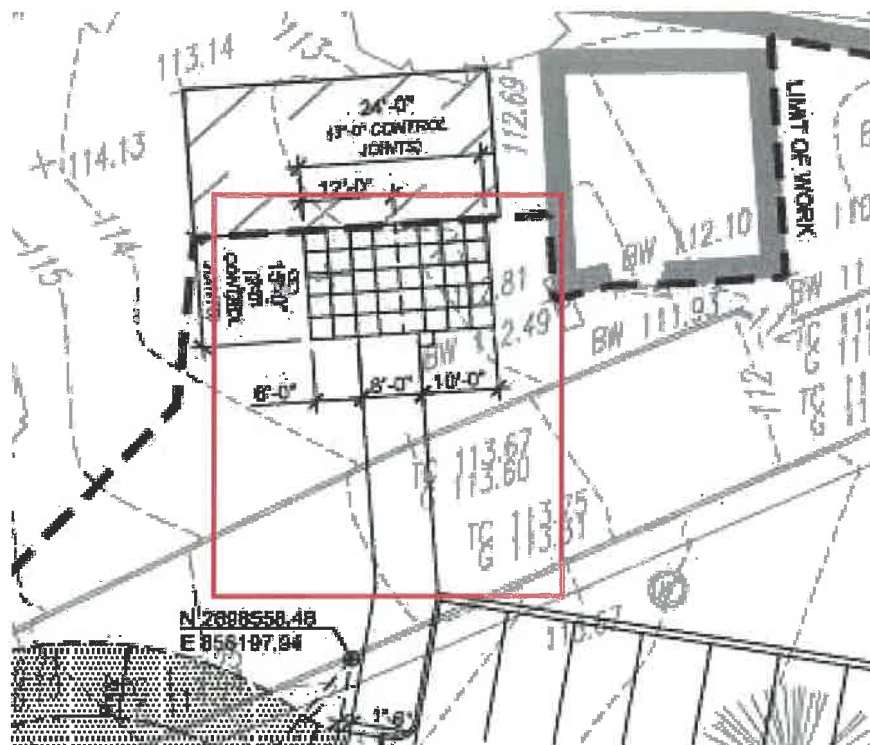


Original Design

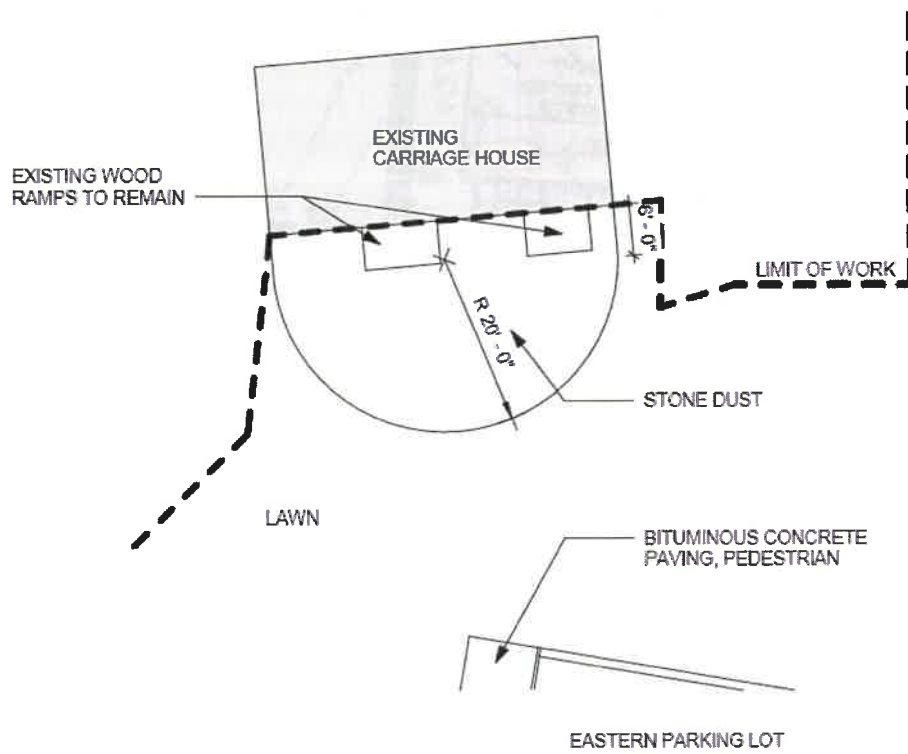


New Design

Attachment #5 – Carriage House Apron

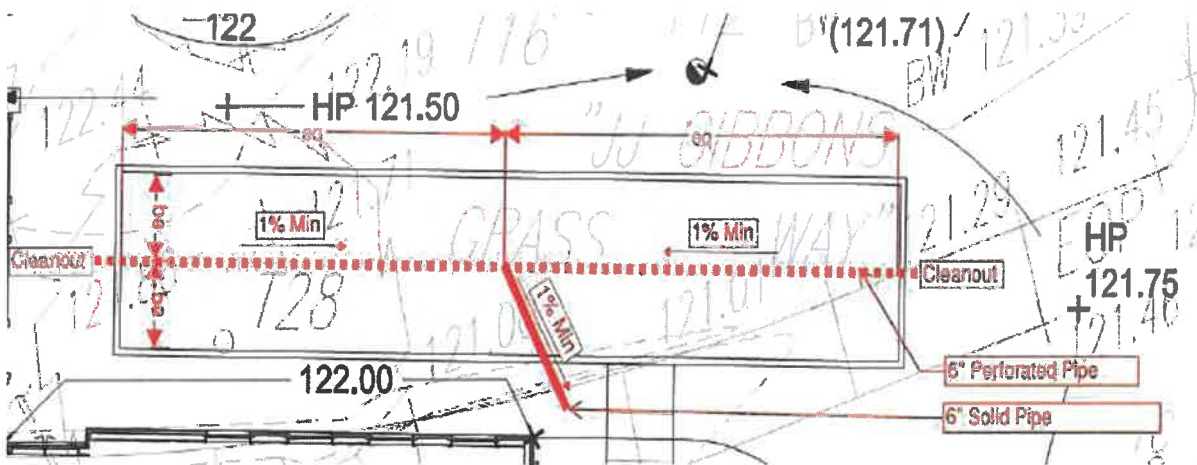
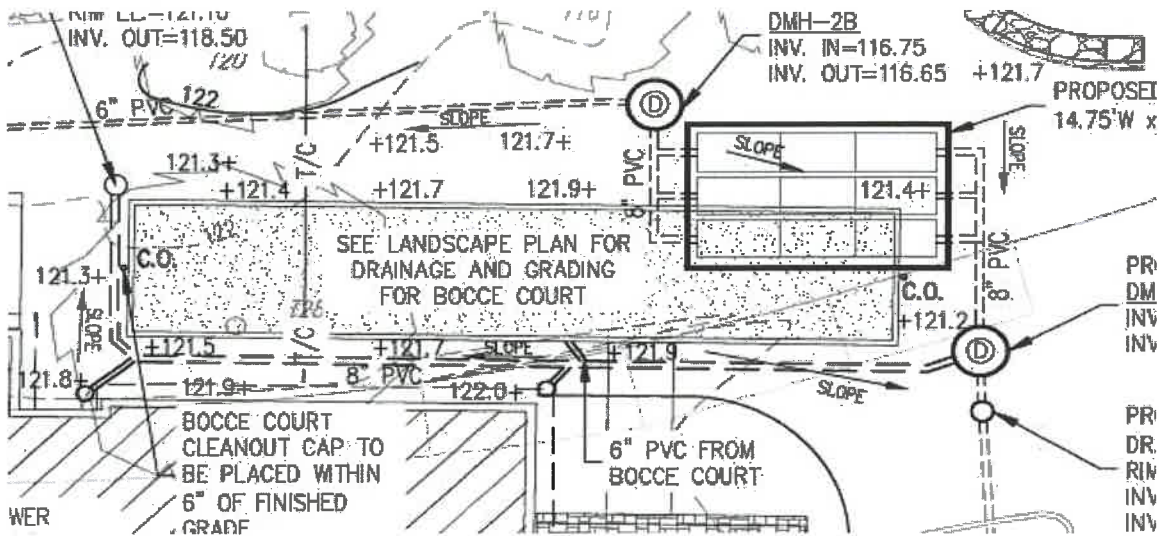


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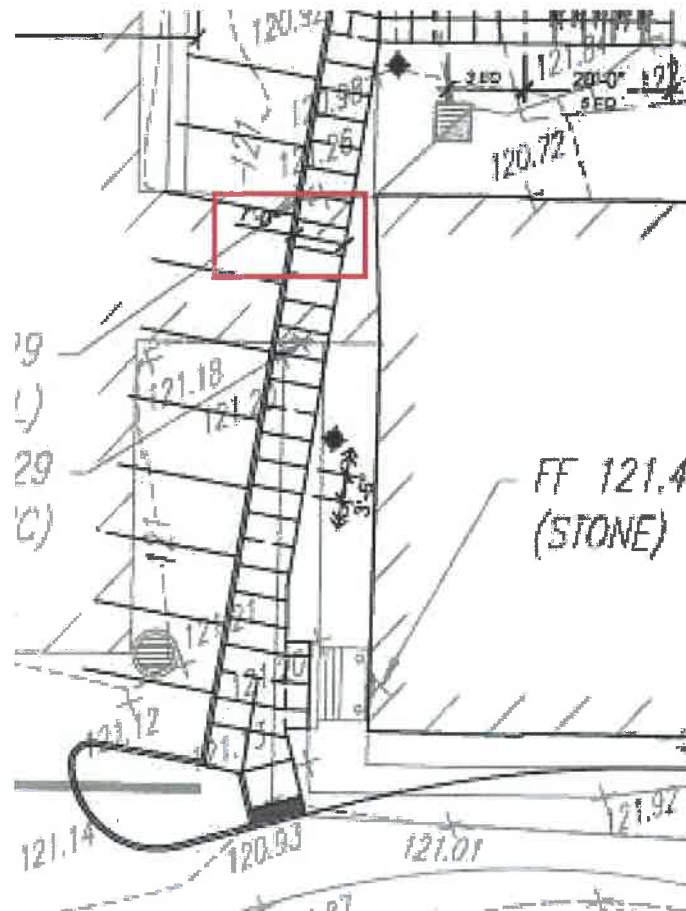
New Design

Attachment #6 – Bocce Court



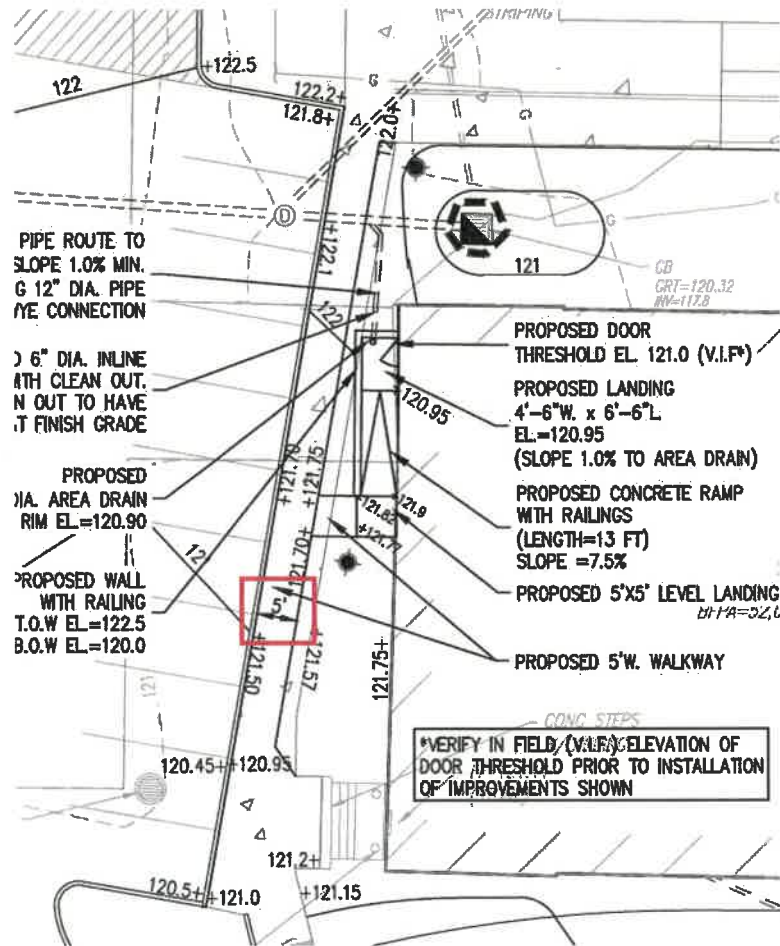
New Design

Attachment #7 – B Wing Sidewalk West



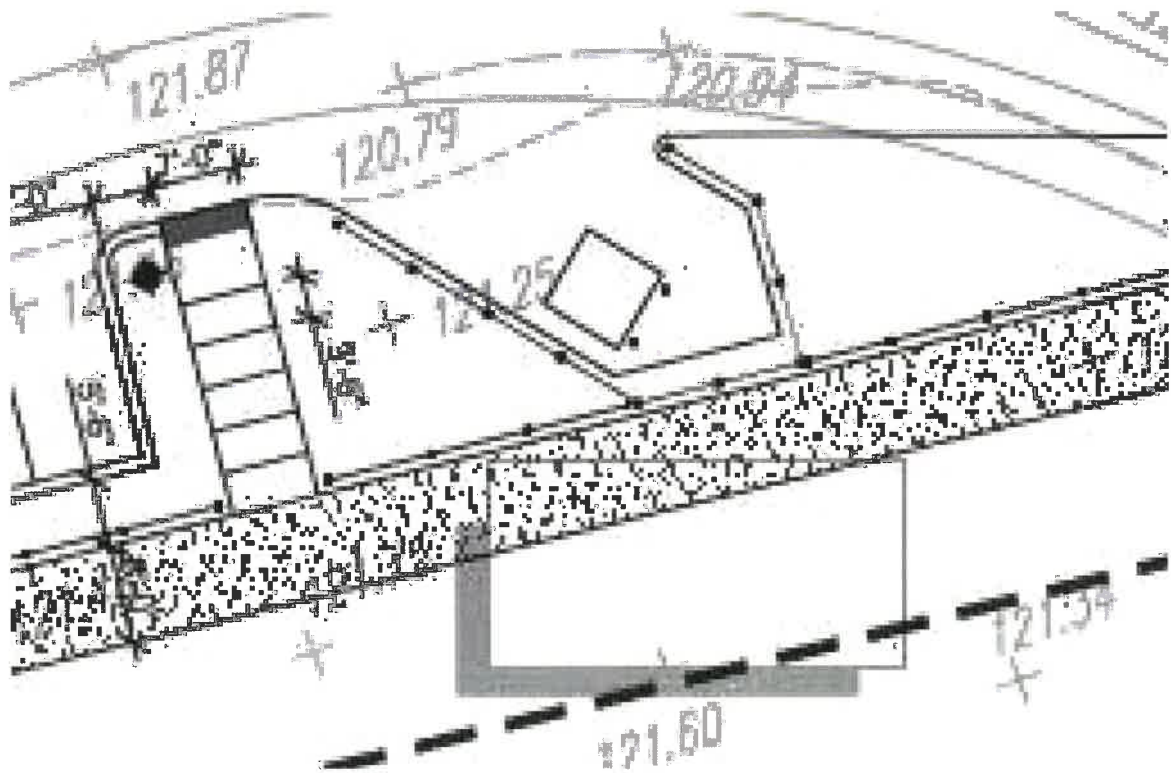
Original Design

Scituate Senior Center – Site Revisions

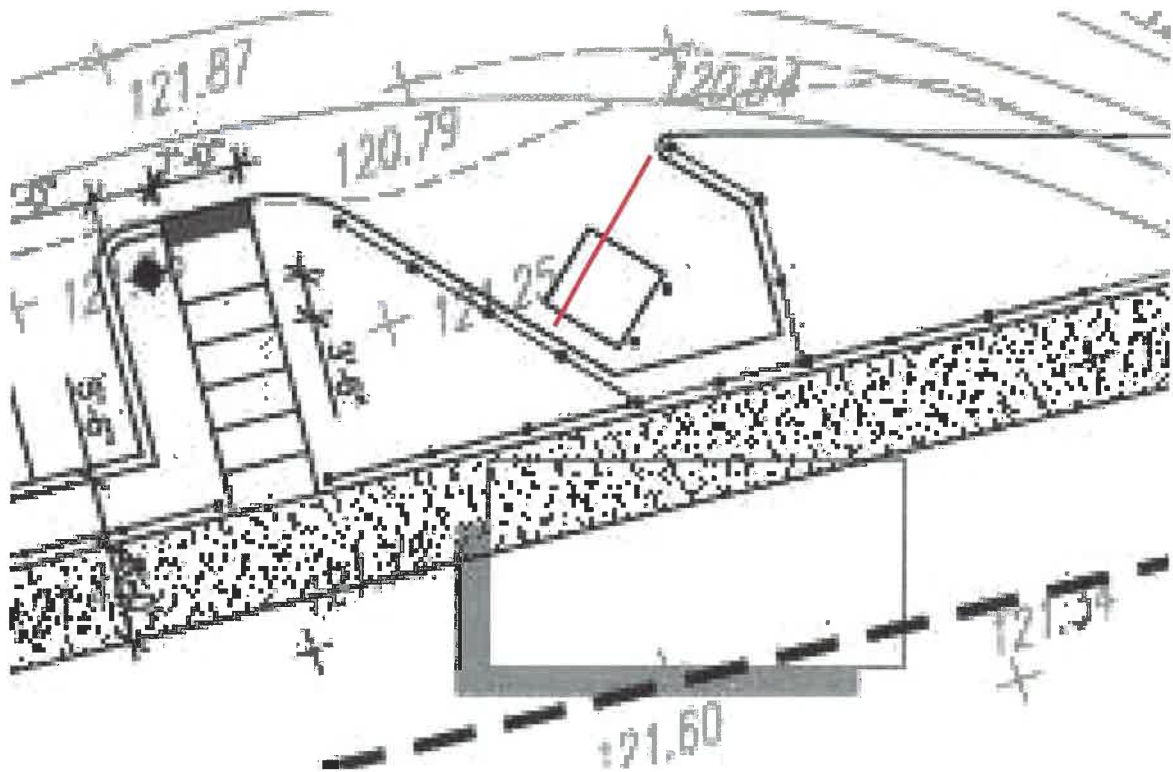


New Design

Attachment #8 – Trash Enclosure

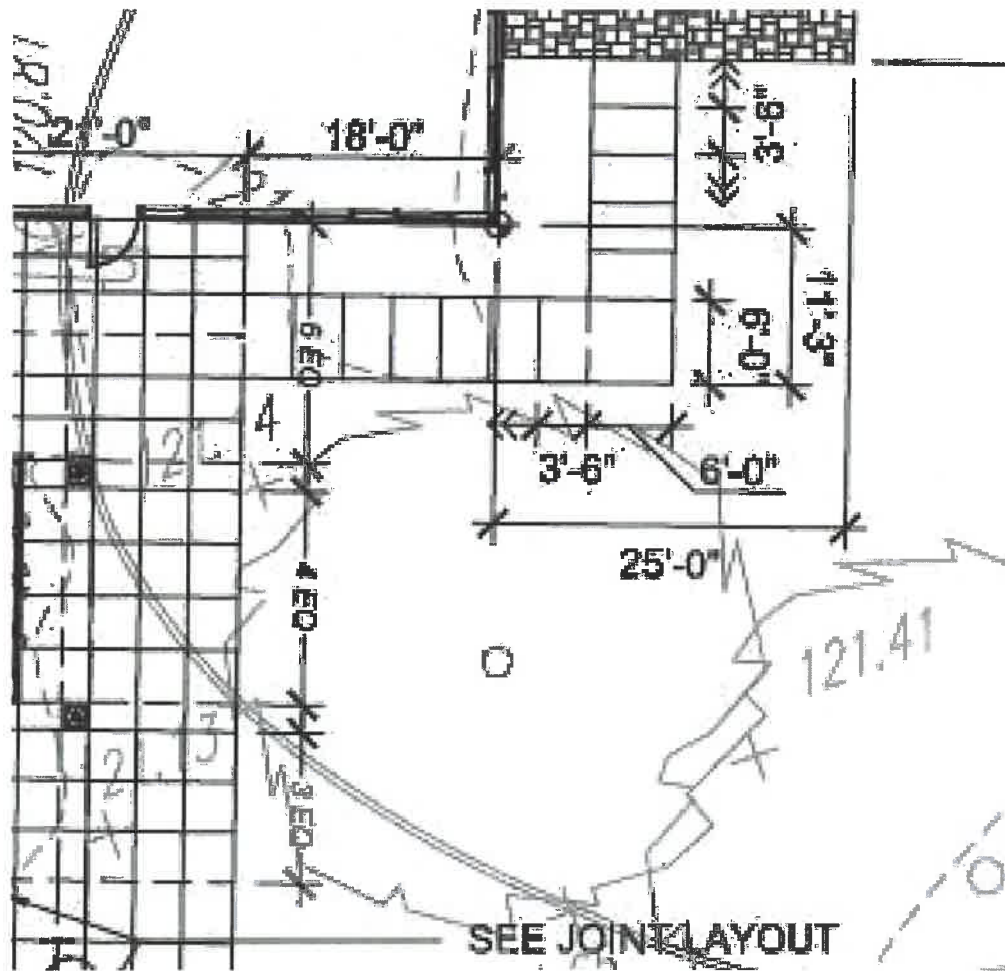


Original Design

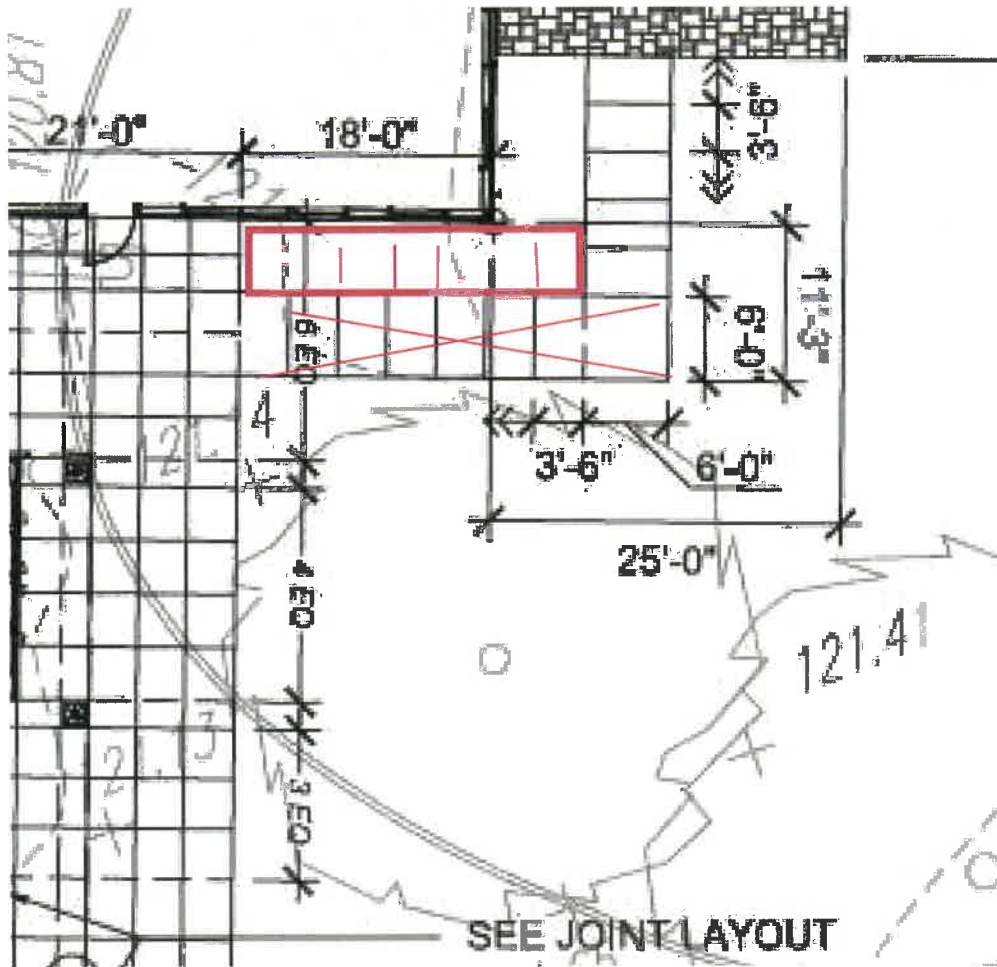


New Design

Attachment #9 – Senior Center SE Sidewalk

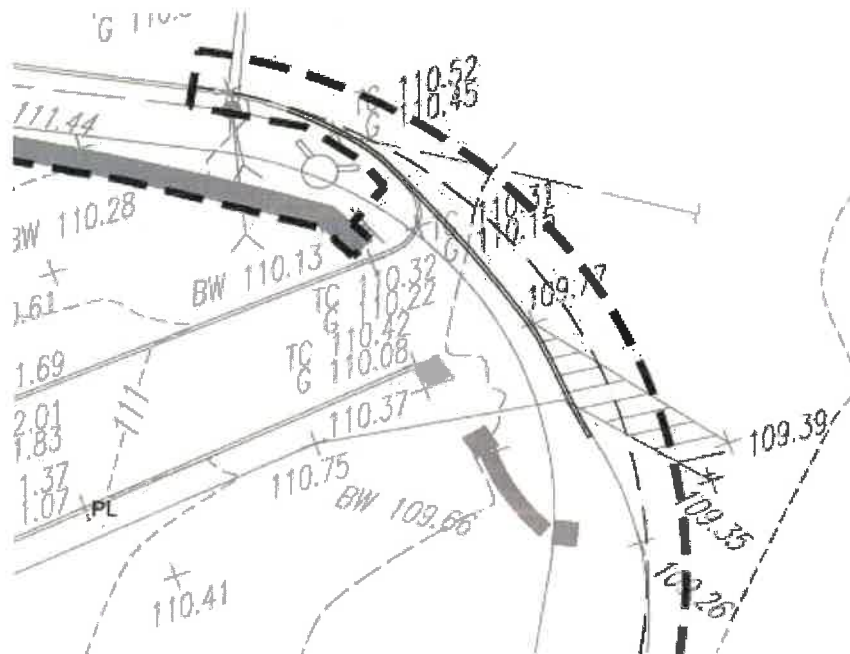


Original Design

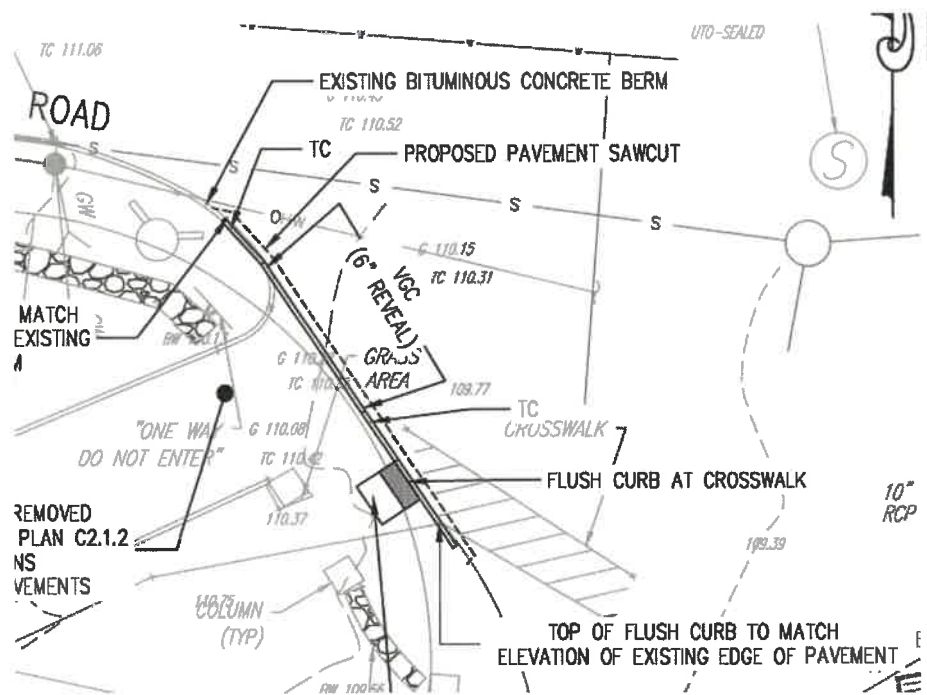


New Design

Attachment #10 – Cudworth/First Parish Curb

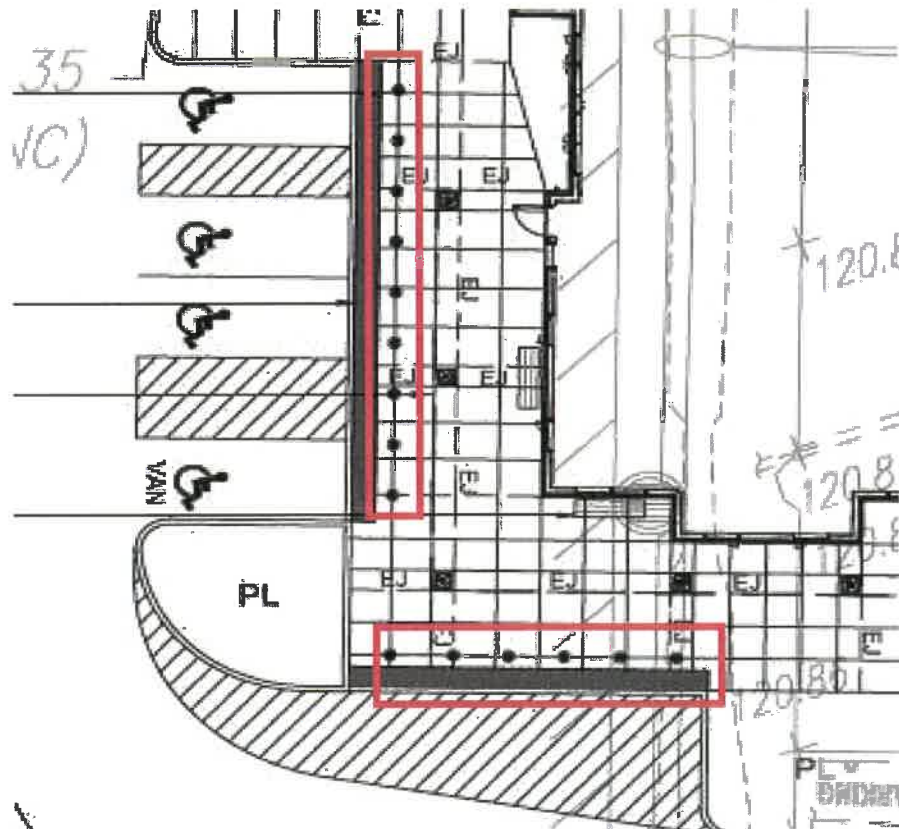


Original Design

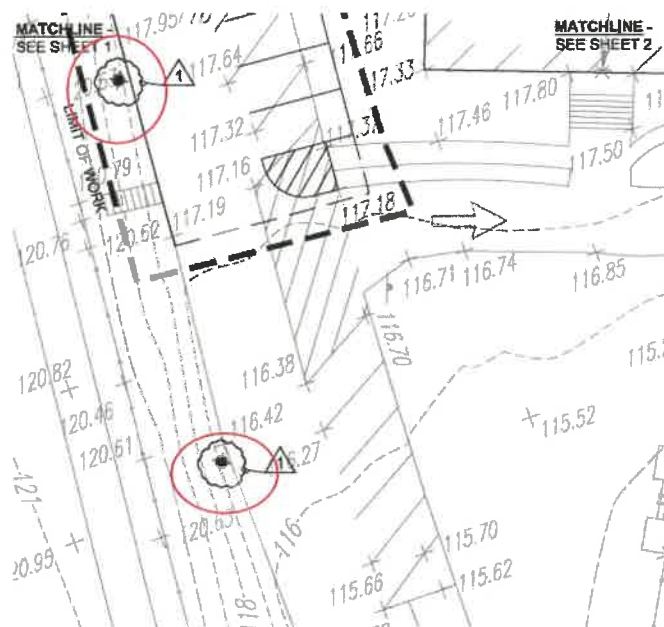
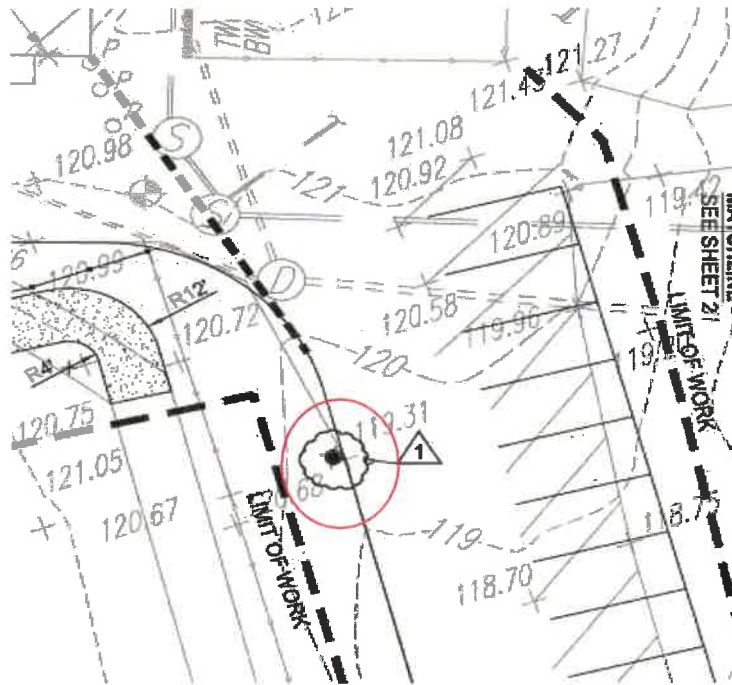


New Design

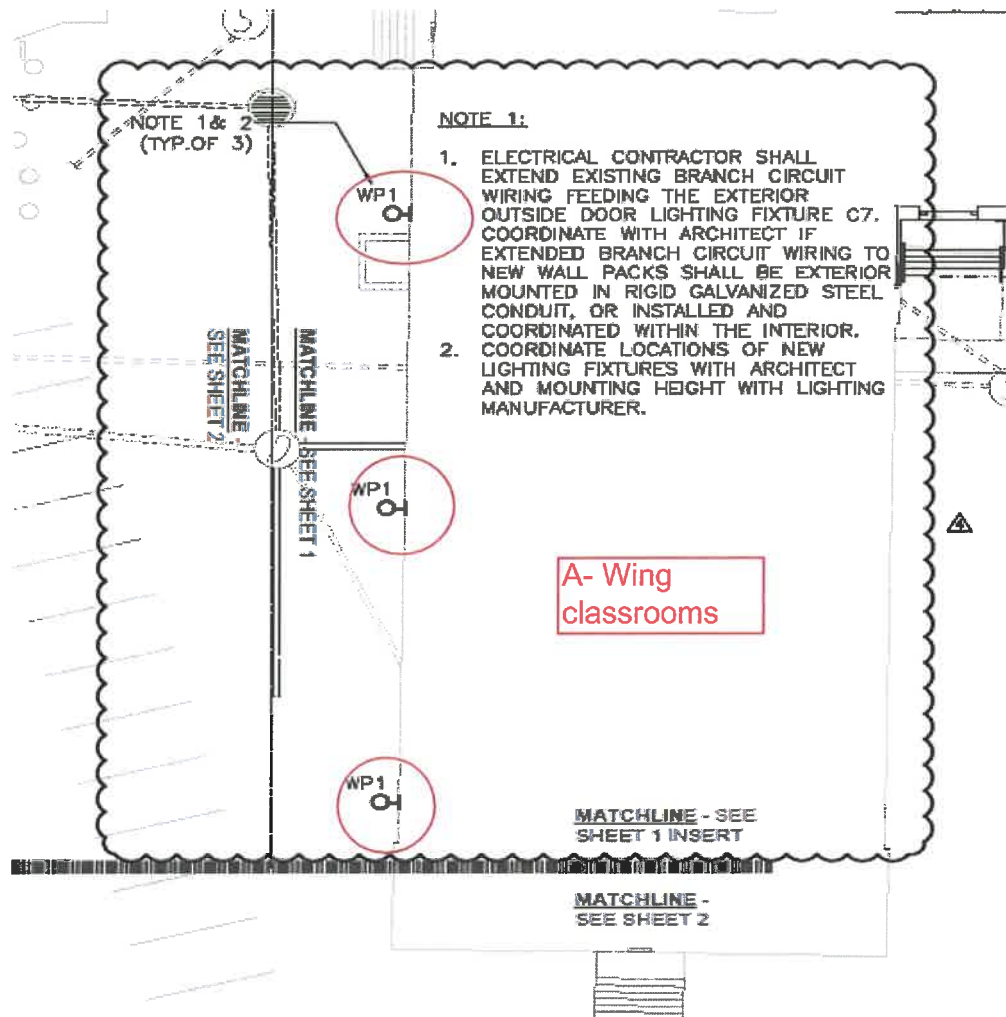
Attachment #11 – Senior Center Light Bollards



Attachment #12 – A Wing Parking Lot Lights

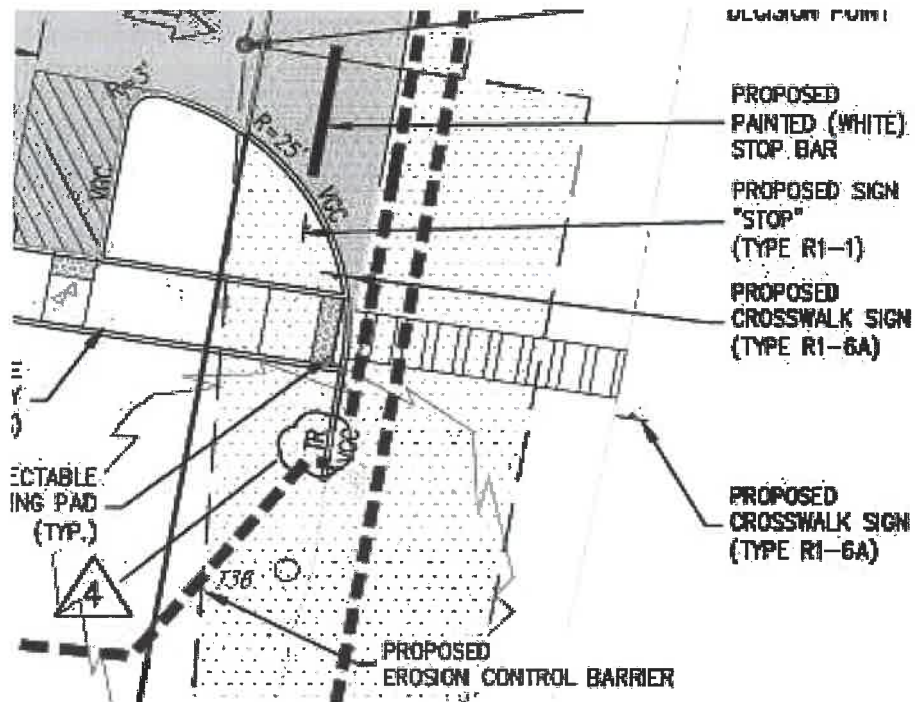


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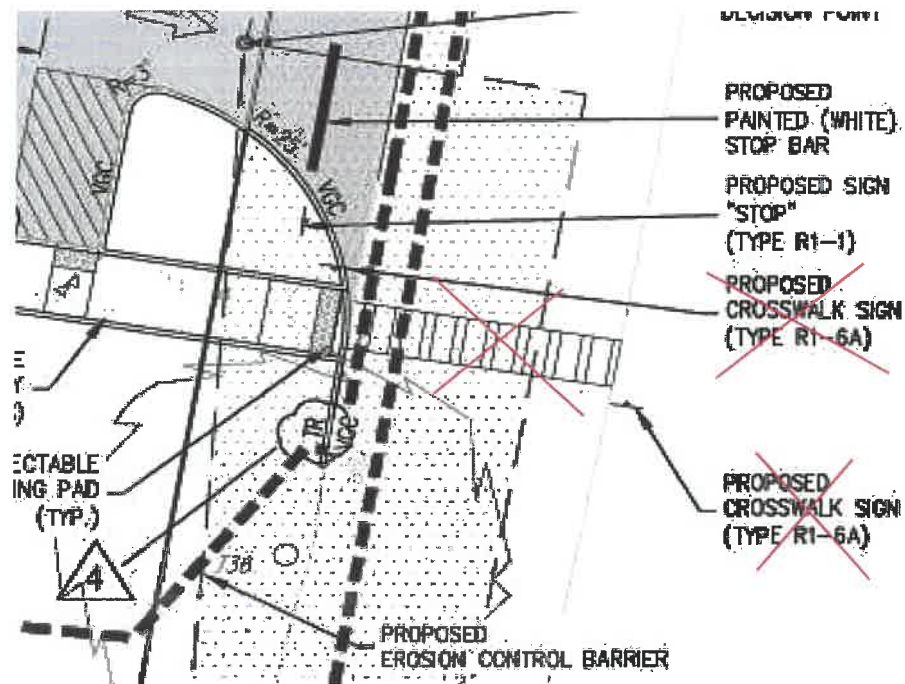


New Design

Attachment #13 – Cudworth Crosswalk



Original Design



New Design

