

**SCITUATE PLANNING BOARD    MINUTES    February 28, 2019**

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

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

Members absent: None.

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 being recorded for airing on local cable television.

**Documents**

- 2/28/19 Planning Board Agenda

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

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**Continued - Public Meeting – Site Plan Administrative Review – 87 Glades Road**

**Assessor's Map/Block/Lot: 5-3-28**

**Applicant/Owner: Doris M. Cray & Dennis A. Badore Revocable Trust**

**Documents**

- PDF 87 Glades Rd Scituate Plans 2.19.19
- Email from Board of Health dated 2.12.19
- Email from the Commission on Disabilities dated 2.8.19
- Doc of DRC Memo date 2.13.19\_revised
- Email from Building Commissioner dated 2.19.19
- Email from Greg Morse dated response to COD comments 2.20.19
- PDF Response to DRC comments dated 2.25.19
- PDF Photos of existing building dated 1.24.19
- Email from abutters John Campbell & Mary Teagan dated 1.24.19
- PDF Cray, Doris – FINAL SET-87 Glades Road – Scituate, MA 02066-2-19-2019

Attendees: Greg Morse, Morse Engineering; Doris Cray, Property Owner; Phillip Baker, Rockwood Design

Mr. Morse reviewed the status of the project since the last meeting.

- Raze and reconstruct a multiple unit building at 87 Glades Road
  - Currently 4 unit apartment building with 8 bedrooms, will tear down
- New building - 3 condominium units each with 2 bedrooms
- Received approval from Board of Health (BOH) for septic system
- Conservation Commission meeting next week – expect approval
- Met with the Design Review Committee (DRC)

Mr. Baker reviewed architectural updates:

- Addressed mass of the building
  - New rough line techniques
  - Removed garage bays and skirting
  - Gable on left side
  - Pop out balconies with sliders
  - Rear and left side elevation added more windows in stairwell
  - Added a roof covering over the rear door
  - Siding grey weathered cedar shingles
- Lighting, trash bin location, siding, roofing, windows all discussed with DRC
- Sheet A2.2 shows relationship of 87 and 85 Glades Road
  - 85 Glades Road is single family home, approved to be razed and reconstructed
- One means of egress - main stairwell
  - Stairwell is a 2 hour fire rated egress
  - Building will have sprinkler system
  - Meets fire code/building code for a three story building

Ms. Burbine has concerns with only one egress. Ms. Joseph indicated concern could be addressed in the condition that all State building codes must be met.

Ms. Lewis asked if buildings 85 and 87 will be built at the same time. Currently the properties are under the same owner, but maybe sold to different owners. Mr. Baker indicated they are mimicking a style from one building to the other.

There was discussion about the building next to 87 Glades, but it is not the same owner. In the existing conditions 87 encroaches on the lot line to the property next door and with the proposed new building it will pulled back 3' from the property line and provide some benefit to the neighboring structure.

Mr. Pritchard asked what the resolution was to abutter comments about the septic system. The BOH approved the septic system, the system has been reduced from an 8 bedroom to a 6 bedroom system and there will be breakout liner, an impervious liner to prevent the horizontal migration of water, installed between the property and the abutter's property.

Mr. Pritchard commended the applicant on improving the design and working with the DRC. He suggested they applicant consider a gable end cover over the doorway versus a shed roof as it would be more in keeping with the design in his opinion. The applicant said they are open to looking at options.

The Board asked for some clarification regarding a comment made by the applicant about "redesigning" for a new owner. Mr. Baker indicated his firm will still be involved in the process with the next owner and the notations made on the plans are to not pigeonhole the specifications. The intention was to not put stipulations on the manufacturers chosen, i.e. Anderson windows, but the look and feel of what has been designed should remain consistent. There was discussion that conditions can address the assurance the building is in substantial conformance with the plan; the building design professional shall certify that the building has been constructed in substantial conformance with the approved design plans.

Mr. Bornstein indicated with regards to the site plan review he would be in favor of the project; the changes made are positive and the applicant has done what they can to make it fit on the site. He opined he still has two issues; administratively he still does not feel the project fits the underlying zoning nor the feel of the neighborhood, understanding there has been an approved Section 6 finding from the Zoning Board of Appeals (ZBA). Secondly, from a planning perspective the Board needs to re-think the redevelopment of the coastline and low lying areas prone to flooding.

Ms. Cray indicated the building will be going 3-4' higher than what is required by FEMA and that is critically important as there will be a break in insurance and some protection going forward with sea-level rise.

Mr. Pritchard said there is sea level rise; the question is how high it will go. He asked about the infrastructure and if it will be subject to flooding. Mr. Morse indicated the septic pipes are under the building and the leaching field is between the pilings under the building. There was discussion about how the water gets from ground level to the first floor. Mr. Baker indicated there is a cantilevered utility area as well as a raised sprinkler valve platform; it will depend on how the contractor wants to bring the utilities in.

Ms. Lambert asked when it floods where the water comes from. Ms. Cray said last year's January 4<sup>th</sup> flood the water came from both the marsh and the ocean.

No public comments.

*Motion:*

Ms. Lambert moved based on the Site Plan for Proposed Raze & Rebuild 87 Glades Road Assessor's Parcel 5-3-28 Scituate, MA dated 4/17/18 with revisions through 12/27/18 by Morse Engineering Co., Inc.; plans entitled Cray Residence 87 Glades Road Scituate, MA 02066 revised dated 2/19/2019 by Rockwood Design, Inc; a memo 2/13/19(revised dated) to the Planning Board from Hal Stokes, Chairman of the Design Review Committee; comments from the Commission on Disabilities received February 11, 2019; comments from Rockwood Design in response to the Design Review Committee memorandum and testimony provided, the Planning Board opines that the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Standards of Review have been met to a degree consistent with the use of the site for the purpose permitted in the regulations of the district in which the land is located and to approve the Site Plan Administrative Review for 87 Glades Road with the following conditions:

1. Except for any changes necessary to meet these conditions or the State Building Code, all site work and building work shall be in substantial conformance with a plans entitled Proposed Raze & Rebuild 87 Glades Road Assessor's Parcel 5-3-28 Scituate, MA dated 4/17/18 with revisions through 12/27/18 by Morse Engineering Co., Inc.; plans entitled Cray Residence 87 Glades Road Scituate, MA 02066 revised dated 2/19/2019 by Rockwood Design, Inc.
2. Approval is contingent upon all local approvals being obtained from the Town of Scituate and compliance with the state building code. Materials and details of construction shall meet all the requirements of the DPW, Board of Health, Fire Department, Building Department, Commission on Disabilities and Conservation Commission and other town agencies. Where this Site Plan Administrative Review 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 approval of the site plan. Any required upgrades on site for sewer or water shall be at the owner's expense.

3. No further expansion of the multifamily dwelling is allowed without further review of the Planning Board. This approval is limited to three residential units and six bedrooms.
4. The building design professional shall certify that the building has been constructed in substantial conformance with the approved design plans and the site design professional shall certify that the completed work is in conformance with the approved site plan prior to a issuing a Certificate of Completion.
5. All parking shall be in conformance with the zoning bylaw. There are six parking spaces proposed to be provided on site under the house. Should the number of parking spaces change, the applicant or any future owners are required to return to the Planning Board for a determination of conformance to this approval.
6. Construction work shall not begin prior to 7:00 AM weekdays and 8:00 AM on Saturdays and shall cease no later than 7:00 PM or sunset whichever is earlier. No construction shall take place on Sundays or legal/federal holidays. Construction includes idling of vehicles, delivery of materials to the site and all other construction activities.
7. Minimum parking on the street is allowed. This includes reasonable provisions for construction vehicles/ equipment that shall not idle, be parked, stored, loaded or unloaded in the street without a police detail if warranted.
8. The project shall comply with applicable ADA and Massachusetts Architectural Access Board requirements. The applicant shall submit any waiver decision from the AAB prior to a building permit for the Planning Board to determine conformance to the Site Plan Review.
9. Any lighting installed shall be down lighting to not shed light on abutting properties.
10. Trash barrels are to be located under the building hidden from view of the neighbors as shown on the pile plan.
11. A balcony utility area shall be provided on the right elevation above the floodplain to hold mechanical equipment.
12. The Town Planner is to be notified upon completion of construction.

There was discussion on parking; language was changed to remove the word "No parking". Mr. Limbacher seconded as amended; the vote was unanimously in favor.

**Public Meeting – Site Plan Administrative Review – Municipal Water Treatment Plant Well 17A 90 & 96 Tack Factory Pond Drive (continuance requested)**  
**Assessor's Map/Block/Lot: 42-4-8**  
**Applicant/Owner: Town of Scituate - Water Division**

**Document**

- PDF Application Well 17A Treatment Plant
- PDF FullsetStamped\_R

- Email from abutter Paul Stutzman dated 2.12.19
- PDF Scituate-426400-System Modifications-2018-11-19
- Doc transmittal dated 2.4.19

*Motion:*

Ms. Lambert moved to accept the applicant's request to continue the public meeting for the Site Plan Administrative Review for the Municipal Water Treatment Plant Well 17A 90 & 96 Tack Factory Pond Drive until March 14, 2019 at 7:30 p.m. and to continue the time for action for filing with the Town Clerk until March 29, 2019.

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

**Old Business, New Business, Correspondence, Administrative Items, Update**

**Form A-ANR – 58 Crescent Ave.**

**Assessor's Map/Block/Lot 56-5-9**

**Applicant/Owner: 58 Crescent Ave., LLC**

**Documents**

- PDF 3899-Form A Filing Package 2-13-19
- PDF 3899-lc-1-30-19
- Doc transmittal dated 2.13.19

Attendees: Paul Mirabito, Ross Engineering

Mr. Mirabito indicated that the final plan for the Form A for 58 Crescent Ave. was approved by the Land Court; the plan just needs to be endorsed. Land Court plan has changed the lot areas by just a few square feet. The Board previously approved a Form A for the site for the unregistered land.

*Motion:*

Ms. Lambert moved to endorse as Approval Not Required a Plan of Land in the Town of Scituate, MA 58 Crescent Avenue being a division of the lot shown on LC plan 43118-A prepared by Ross Engineering Co., Inc. for applicant/owner 58 Crescent Avenue, LLC dated November 20, 2018 as the division of land shown on the accompanying plan is not a subdivision because it shows every lot on the plan has frontage of at least the distance presently required under the Scituate Zoning Bylaw on the public way of Crescent Avenue.

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

**Form A-ANR – 0 Beacon Road**

**Assessor's Map/Block/Lot 46-9-8**

**Applicant/Owner: Mark P. Donnelly**

**Document**

- PDF 1948 USGS Map
- PDF 3302-A Land Court Plan
- PDF 3918 Form A filing Pkg 02-11-19

- PDF 3918 – FMA
- PDF letter to Karen Joseph -- 20190204
- PDF Street Listing
- Doc transmittal dated 2.12.19
- PDF Years houses built

Attendees: Paul Mirabito, Ross Engineering

*Motion:*

Ms. Lambert moved to accept the applicant's request to withdraw the ANR for 0 Beacon Rd without prejudice.

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

**Minutes**

**Documents**

- Meeting minutes 1.24.19

Ms. Lambert moved to approve the meeting minutes for January 24, 2019.

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

**Accounting**

**Documents**

PO #19076489 (\$1,378.86)

Ms. Lambert moved to approve the requisition of \$1,378.86 to Harriman Associates for the Master Plan.

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

**Liaison Reports:**

**ZBA – reported by Mr. Bornstein:**

- Meeting concurrently with Planning Board tonight
- Discussion will include residential Section 6 Findings and two 40B's
  - Herring Brook Meadow
  - Stockbridge Woods

**EDC – reported by Ms. Burbine:**

- Discussed North Scituate and concerns of the area
  - Businesses leaving

**CPC – reported by Ms. Burbine:**

- CPC rescind a few items previous voted on

Mr. Pritchard mentioned he attended an internal meeting regarding the Request for Proposal (RFP) for the Water Study held by the DPW; there is a DRAFT RFP and Mr. Pritchard will provide comments to the DPW and will send a copy with his comments to the rest of the Board members.

- Study to update the baseline hydraulic model
- Do capacity analysis, what-if analysis

- Develop standard methodology for the Water Dept. to determine capacity for new developments
- Award contract around April 15<sup>th</sup>
- Money for the RFP coming from Toll Brothers mitigation and DPW budget

Ms. Lambert also noted that work has begun on the Master Plan. Mr. Pritchard added that work has just begun; it has just been established how they will approach the development of the plan.

### **Public Hearing - Zoning Amendments for Annual Town Meeting – Greenbush**

#### **Document**

- PDF Draft Zoning Bylaw Changes
- Doc Legal Notice – for posting revised 2.8.19

Attendees: Brad Washburn, Director of Planning and Development; Ted Brovitz, Consultant

#### *Motion:*

Ms. Burbine moved to open the portion of the public hearing for zoning to amend the zoning for Greenbush/Driftway Area and to amend the zoning map as described as in the legal ad posted on January 22, 2019 and amended on February 12, 2019.

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

Mr. Washburn began the presentation:

- Public process to date
  - 3-4 public forums
  - Draft Zoning has been available online
- Background:
  - Economic Development Commission (EDC) developed Vision Plans for the areas around town
  - Provided analysis of what exists now and where to go for the future
  - Intended to guide development
  - Vision Plan is aspirational; goal to integrate it into zoning bylaw

Mr. Washburn and Mr. Brovitz showed a slide presentation of the proposed zoning amendments.

*See Attachment - Proposed Zoning Amendments for Greenbush-Driftway Area – Scituate Planning Board Public Hearing - February 28, 2019*

Board comments:

*Question: How were the districts decided? What are the differences between them?*

Boundaries were done with property lines; there are distinctions in scale and size and to some degree the type of development.

*Question: Using Drew Company submittal as an example governed by the existing bylaws; how well does the project meet the new proposed bylaws for Greenbush?*

The proposed design for the Drew Company project stacks up very well against the new zoning requirements – open space, # of units, building position, parking, ground level commercial use, building height requirements. *Would these be a part of what is required now?*

There is no requirement of the quality of open space under the current bylaw; street side parking also becomes an option in the new standards, but is not part of today's standards.

Mr. Bornstein opined this is a needed bylaw update/revision and is in support of what it contains. He thinks there needs to be some more publicity to get ready for town meeting; he hears a lot of misconception about what is in the document and what the Planning Board is trying to accomplish.

Ms. Lewis opined this presentation was the most understandable of those she has heard, it could be done for town meeting.

Ms. Lambert said the concerns she hears are this is a development; it is not a development it is a bylaw and that needs to be made clear. Mr. Brovitz indicated all the information that has been presented is online, but will work on creating a facts document.

Mr. Washburn further addressed the question regarding developments that have happened or those that are in the queue and how would this bylaw change/affect them. What is proposed is not a drastic departure from what can be done today, i.e. 6 MacDonald Terrace, the brewery, the Drew Company proposal, the new bylaw gives more guidance and flexibility.

*Public Comments:*

Mr. Collin McNiece, Vice Chair of EDC and resident at 8 Dunbar Lane indicated the EDC has been working on this for a very long time and is in support. He referenced the Drew project; it is a good project and although it could be done under the current bylaw there have been other projects proposed for the site that have not been good. This new bylaw will facilitate more good projects like Drew without a lot of restrictions; this will give the Board the tools to make sure projects are done right and more in line with the type of development the town wants to see.

There was discussion about the misconception of the "Vision Plan" being a proposal for development and it is not; it is something to aspire to a long-term plan over 50 yrs., but it is helpful when planning and drafting bylaws to drive development in a particular direction.

Mr. Greg Morse resident of 167 Tack Factory Pond Drive said he sees a current downfall of today's bylaw that there is no ratio of commercial versus residential use in the Village Business Overlay District; he opined there should be a ratio aspect build into the new bylaw to help promote the business/commercial space required to help the town increase the tax base.

Ms. Sharon Harrington resident at 15 Jenkins Place said that people in her area are very upset about the on street parking from the brewery and it is very dangerous. She asked if these updates will encourage more on street parking. Mr. Brovitz said the on-street parking was particular to the Drew project where the roadway is wider and can support it, but it would be encouraged where it makes sense. Mr. Washburn indicated that for the particular area she is speaking off Jenkins/Union Place they are actively pursuing solutions to address her concerns. The overall goal is to create a safer more walkable pedestrian area. With the updates to the bylaw on street parking would be encouraged to give a traditional New England village feel, but it would be site specific, need to makes sense and would need to meet all traffic and safety requirements.



Ms. Burbine ended the discussion indicating the proposed bylaw will go before town meeting. It is not a huge change but is codifying what we have to make it better for the future. She said there have been many meetings held about this and indicated the Planning Board is not a developer. She opined this is putting together parameters for development so it is done in a way that benefits everyone.

*Motion:*

Ms. Lambert moved to close the public hearing for the zoning article to amend zoning for Greenbush/Driftway Area as written per the language filed with the Town Clerk on February 12, 2019.

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

There was some final discussion regarding the public outreach for this proposal, i.e. information online under both the EDC and Planning Board.

**Continued Public Meeting – Site Plan Administrative Review – Town of Scituate Track and Athletic Fields Restoration – 606 Chief Justice Cushing Highway  
Assessor's Map/Block/Lot: 32-9-A  
Applicant/Owner: Town of Scituate - Recreation Department**

**Document**

- PDF 18020\_Site Plan Review\_2019-02-21
- PDF 18020\_Site Plan\_Memo\_2019-02-26
- PDF 19015 2<sup>nd</sup>3rd CC Review Report Scituate HS Track and Athletic Fields Restoration 2-19-19
- PDF Commission on Disabilities Comments 2.23.19

Attendees: Mark Novak, Design Principal, Activitas, and Scituate Resident; Sean O'Connell, Project Manager

Mr. Novak addressed some of the concerns and updates from the last meeting:

- Added lighting on walkway to Cushing
- Added 9 bike racks
- Added 2 additional handicapped spaces
  - Spaces are at northern end of the parking lot
  - Proposal for 5 spaces instead of 3 non-conforming existing spaces
- Existing lights on the baseball field are being relocated
  - Will be placed at the natural grass field in the back
    - Youth organizations use that area
    - Lights will allow use in the evening
    - Abuts wooded area
  - Universal Sports Lighting System manufacturer - HID lights
  - Lights donated by Reedy Family Foundation; agreement with the family to reuse them

- Poles are to be replaced, keeping all mounting brackets, fixtures and ballast box
  - Too change them to LED would be very costly
  - Potential to provide option to make LED in the future when lights are re-installed.
  - Reducing fixtures on the baseball field
- Comments from the Commission on Disabilities were addressed
  - Accessibility shown on the plan for all areas below
    - Press box – handicapped lift
    - Interior of concession stand
    - Pavilion
  - Provided universal access throughout the site
- Trash and waste:
  - Can be covered in a condition
  - Numerous receptacles throughout the site
    - Permanently installed
    - By exits, by concessions, by stands and team areas
      - 2-3 pairs per site
    - Collection would be town responsibility
- Impervious area coverage:
  - Site already exceeds 15%
  - There is a condition to recharge the amount above 15% of new impervious area
  - New impervious area 39,000 sq. ft.
  - Recharging runoff from approximately 98,000 sq. ft.
- Total Suspended Solid Removal (TSS):
  - Not treating walkways on site; no suspended solids to remove
    - Concession stand, restrooms will be shut down for winter
  - Parking lot and driveways operating under the existing stormwater management system
  - Walkways made of asphalt and concrete
- Operating hours – to be determined with the school and recreation department

Ms. Joseph indicated that Conservation Commission will likely close the hearing on Monday 3/4/19 as stormwater has been reviewed and all requirements have been satisfied. The Planning Board decision includes a condition that the SWPPP plan must be followed during construction and all long-term operation and maintenance conditions must be met.

No public comments.

Ms. Lambert expressed her feelings that the project should have been handled differently between the Planning Board, Recreation and DPW. She also expressed her concern over the amount of money being asked for from the town, \$1.6M and that the CPC is taking on added debt. She also shared her concerns about putting an artificial environment in the middle of town and the long-term effects of turf, i.e. TSS runoff. She opined this project does not fit with the old master plan or the open space plan; this is a precedent for the Town and the Planning Board to be associated with. She said she has grave concerns about the money being spent and putting stuff in middle of field that is not sustainable. She has reservations about the amount of money needed for a town vote.

Mr. Pritchard said in no way is the Planning Board endorsing the economics of the project. He agrees it is a large investment, but the Board is charged with site plan review; the decision is on the site plan administrative review, not an endorsement.

Mr. Gary Meyerson, Chairman of the CPC and Scituate resident, provided the Board with some high level numbers of financial information for the funding provided to the project from CPC.

- Borrowing about \$3.0 million, at almost 0% interest
- \$5.2 million in cash, with encumbered funds around \$9.0 million
- Bond could be paid off in three years
  - Town officials decided on terms of the bond
- Anticipate \$2.5 million in cash at the end of the first year
- CPC is a much different fund than others in town
  - Special-purpose investment that makes a return
  - Return covers an interest accrued

Mr. Pritchard commented that essentially the available capital is shrinking for 3 years by \$1.0 million to pay the bond and then the balance will go to fund other CPC activities, affordable housing, open space.

Mr. Meyerson indicated that CPC is statutorily required to set aside funds for 10% affordable housing, 10% open space, 10% for historic, another 10% to undesignated, 5% to administrative that typically is not all used. He said CPC generates enough money do the projects that the town desires. He indicated that the CPC website has information relating to this discussion online.

Mr. Novak indicated that the Advisory Committee voted favorable for the project this evening.

*Motion:*

Ms. Lambert moved based on the Town of Scituate Track and Athletic Fields Restoration Permitting Set at 606 Chief Justice Cushing Highway Assessor's Parcel 32-9-A dated 1/7/2019 with revisions through 2/21/19 by Activitas, Inc. for Town of Scituate Recreation Department; Operation and Maintenance Plan, Scituate High School Track and Athletic Fields Restoration, Scituate High School, 606 Chief Justice Cushing Highway, Scituate, MA prepared by Activitas, Inc., dated 1/7/2019 with revisions through 2/4/19; and testimony provided, the Planning Board opines that the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Standards of Review have been met to a degree consistent with the use of the site for the purpose permitted in the regulations of the district in which the land is located and to approve the Site Plan Administrative Review for Town of Scituate Track and Athletic Fields Restoration with the following conditions:

1. The project and all site work shall be in substantial conformance with plans entitled Town of Scituate Track and Athletic Fields Restoration Permitting Set at 606 Chief Justice Cushing Highway Assessor's Parcel 32-9-A dated 1/7/2019 with revisions through 2/21/2019 by Activitas, Inc. except as may be modified to meet the conditions below. Additional changes beyond condition modifications will require further approval of the Planning Board.
2. Approval is contingent upon all local approvals being obtained from the Town of Scituate. Materials and details of construction shall meet all the requirements of the DPW, Board of Health, Conservation Commission, Fire Department, Building Department and Commission on Disabilities. Where this Site Plan Administrative Review 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 approval of the site plan. All necessary permits and approvals must be received prior to construction.
3. The project shall comply with applicable ADA and Massachusetts Architectural Access Board requirements. Five (5) accessible parking spaces will be provided through relocation of three (3) existing accessible spaces on-site adjacent to the track and baseball field and an addition of two others.
  4. Emergency access/public safety access to the fields shall be provided. Double swing gates at each field are being provided. Final details shall be coordinated with Public Safety Officials prior to finalization of construction documents.
  5. The Planning Board agrees to a waiver for the requirement of flagging all existing trees over 12" in caliper under Section 770.5 I. of the Zoning Bylaw as all existing plant material within the limit of work is required to be removed to facilitate full size fields.
  6. Additional detail on the abandonment and relocation of the sewer line; schedule and potential impacts to Cushing School; information on by-pass pumping, monitoring and alarms; and review of the proposed new sewer line by a professional engineer to verify that slope will be sufficient must be provided to the satisfaction of the DPW at least one month prior to construction are required. Engineering drawings for the proposed sewer relocation including a plan and profile view noting slopes, inverts, details of construction and a recommending sequencing of construction to include by-pass pumping are required. CCTV inspection of the existing sewer line to remain must be included in the contract documents of the General Contractor. Inspection to occur at the beginning of the construction phase with coordination and inspection results provided to DPW Sewer and Engineering Divisions with a copy to the Planning Office. A pre-construction meeting specific to the sewer relocation is required with the contractor, design engineer and DPW Sewer Division at least one week prior to any work on the sewer relocation.
  7. All replacement of, or connection to, Town sewer, drainage and water mains and appurtenances on Town of Scituate property shall be performed according to the specifications of the Scituate DPW with inspections performed to assure compliance with the Town's rules and regulations.
  8. Proposed sewer manholes outside of the paved roadways shall require watertight frames and covers.
  9. The applicant indicated that there will be no cooking equipment on-site and a grease trap will not be necessary. There could be plug in machines such as a popcorn and coffee machines not provided by the applicant. 120 V smoke detectors shall be installed in the concession stand and in the announcing booth. Additional details shall be provided on the operations of the permanent bathrooms and concession stand. It is assumed that these facilities will not be open year round. If there is a change to this, a modification of the Site Plan Administrative Review will be necessary and the Planning Board shall be notified.
  10. Stormwater is being reviewed under the Conservation Commission's Notice of Intent. Stormwater runoff from the fields is being directed to a subsurface infiltration system. Stormwater runoff from the walks is generally being discharged to a grassed swale. All conditions of the Notice of Intent are incorporated as conditions of the Planning Board Site Plan Administrative Review.
  11. As the site is in the Water Resource Protection District, the design engineer shall certify that the artificial recharge system will capture rainfall displaced by the amount of new impervious surface exceeding 15% and the groundwater will not be degraded.
  12. As the site is in the Water Resource Protection District, no toxic or hazardous materials associated with the fields and track shall be stored on-site.

13. Chain link fences are being used on-site. They will be black powder coated vinyl. A vast majority of the lighting for the proposed project will be down lit. The proposed sports lighting system requires a few fixtures to be pointed skyward in order to illuminate the underside of athletic balls. This is a safety requirement for the proposed sports lighting system.
14. Signage for parking and overflow parking shall be provided as necessary with coordination between the Recreation Department and School Department for parking locations.
15. An addition of two bollard lights has been conceptually shown to provide lighting for the walkway through the woods to the Cushing School as this is overflow parking. A safe level of lighting shall be required. If this results in additional bollards beyond two to provide safety, then additional bollard lights are required. Bollards shall be of similar style to bollards existing on the property.
16. Trash/refuse/recycling receptacles shall be provided in locations that the applicant and schools will determine.
17. A pre-construction conference will be required prior to the start of construction with representatives of the DPW, Conservation and Natural Resource Officer, applicant and its design representatives, the site contractor and the Town Planner.
18. Prior to scheduling the preconstruction conference, a schedule and sequencing of construction must be provided to the Town Planner along with the Storm Water Pollution Prevention Plan (SWPPP). All clearing and earth moving shall occur only while erosion and sedimentation control measures are in place.
19. Stormwater control during construction shall be maintained according to the SWPPP Plan. Stormwater control after construction shall be maintained according to the Operation and Maintenance Plan.
20. DPW and the Town Planner shall review the proposed staking of the landscaping prior to planting to review that locations of plants do not conflict with utilities.
21. Bicycle racks shall be provided for the fields in a location accessible to the fields as shown on the revised plans.
22. As-Built drawings of the buried infrastructure and the project shall be provided to the DPW and Planning Office in addition to other requirements of the applicant. The as-built shall be stamped by a professional surveyor licensed in the Commonwealth and the supervising engineer or landscape architect responsible for assuring compliance with the approved plan. All grading and landscaping must be complete prior to the as-built submittal.
23. Construction work shall not begin prior to 7:00 AM weekdays and 8:00 AM on Saturdays and shall cease no later than 7:00 PM or sunset whichever is earlier. No construction shall take place on Sundays or legal/federal holidays. If modifications to the construction hours are required, the applicant shall request this through the Town Planner.
24. The Town Planner is to be notified upon completion of construction.

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

#### **Documents**

- Email to the Board from Shari Young dated 2.22.19 with agenda 2.28.19
- Email to the Board from Karen Joseph dated 2.22.19 with meeting materials for 58 Crescent Ave. and 0 Beacon Road
- Email to the Board from Karen Joseph dated 2.22.19 with meeting materials for 87 Glades Road

- Email to the Board from Karen Joseph dated 2.22.19 with meeting materials for Well 17 A Water Treatment Plant
- Email to the Board from Karen Joseph dated 2.25.19 with meeting materials for the Athletic Fields and Greenbush Zoning
- Email to the Board from Shari Young dated 2.26.19 with meeting materials for 87 Glades Road and AMENDED agenda for 2.28.19
- Email to the Board from Karen Joseph dated 2.26.19 with meeting materials for the Athletic Fields
- Email to the Board from Karen Joseph dated 2.26.19 with meeting materials for 87 Glades Road
- Email to the Board from Shari Young dated 2.28.19 with meeting minutes from 2.14.19

These items were distributed to the Board electronically.

Ms. Lewis moved to adjourn the meeting at 9:35 p.m. Ms. Lambert seconded the motion; the vote was unanimously in favor.

Respectfully submitted,

Shari Young  
Planning Board Administrative Assistant

Patricia A. Lambert, Clerk

Date Approved: March 14, 2019