

SCITUATE PLANNING BOARD MINUTES April 26, 2017

Members Present: Stephen Pritchard, Chairman; William Limbacher, Vice Chairman; Ann Burbine, Clerk and Richard Taylor.

Others Present: Ms. Laura Harbottle, Town Planner.

Others Absent: Gerard Wynne, Alternate member.

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

Location of meeting: Scituate High School Gymnasium, 606 C J Cushing Highway, Scituate.

Chairman Pritchard called the meeting to order at 6:30 P.M.

Documents

- 4/26/17 Planning Board Amended Agenda

ACCEPTANCE OF AGENDA: Mr. Limbacher moved to accept the agenda. Ms. Burbine seconded the motion and the vote was unanimous in favor.

Zoning Bylaw/Annual Town Meeting Discussion

Documents

- Temporary Moratorium on the Sale and Distribution of Recreational Marijuana
- Planning Board Report to Town Meeting

The Planning Board did not discuss this item.

Discussion – 50 Country Way – Minor Architectural Changes

Applicant/Owner: Greenbush Station, LLC – Peter Genta

Documents

- Email from Laura Harbottle to the Board dated 4/24/17 with 50 Country Way Building C – Juliet Balcony elevations Proposed and Previously Approved by Carr Lynch Sandell dated 4/14/17
- Email from Laura Harbottle to the Board dated 4/25/17 with revised Building C Juliet Balcony with newel posts and finials and letter from Jim Sandell

Jim Sandell was present and showed the Board the proposed new drawings. He indicated that they inherited 3 foot balconies and when they went modular construction Juliet balconies were recommended as there would be less problems with the flashing and it could be done at the factory. Chairman Pritchard said it sounded like a money saving feature and will have an effect on the aesthetics. Mr. Sandell offered that Mr. Vogel seemed to prefer the Juliet balconies as there would be less problems with kids and hibachis. Mr. Limbacher suggested a usable 4 foot balcony would be preferable. Mr. Sandell said the owner does not want that as these are apartments. Chairman Pritchard questioned why an occupant would not want a balcony. Mr. Taylor said that he can see the owner's point and a renter has options to locate elsewhere. Chairman Pritchard said the owner signed up for the balconies and they provide relief to break up the flat front which would appear "prison like". Mr. Limbacher agreed. Mr. Sandell said there are still projections. Mr. Limbacher said 3 or 4 feet balconies would provide a functional space. Mr. Taylor verified with Mr. Sandell

that Juliet balconies provide no function except for light and air. Mr. Sandell said wherever there is a balcony they would like the change. Mr. Taylor confirmed that if the Board does not approve the change, the balconies stay at 3 feet and are constructed on site versus in the factory if they are the Juliet balconies. The Board agreed that they did not prefer the Juliet balconies and would prefer a 4 foot usable balcony.

Mr. Sandell said they would like to replace double hung windows in the kitchen and bathrooms with casement windows so that they can be in compliance with the ventilation requirements. He said they would still have the look of the double hung windows with the 6 over 6 pattern with the dividers on the inside attached from the side. The Board did not have a problem with the window change.

Ms. Burbine moved to approve the substitution of casement windows for double-hung windows for the kitchens and bathrooms in residential apartments in Buildings A, B, and C at 50 Country Way, and to not approve substitution of approximately 10" wide Juliet balconies for the 4 feet wide balconies shown on the elevations by Carr, Lynch and Sandell, Inc. Architects for Buildings A, B and C dated 6/29/2016. Mr. Taylor seconded the motion. Motion was unanimously approved.

The Board was updated on the DHCD regulatory agreement for the affordable units. Ms. Harbottle indicated that town counsel is reviewing the agreement and then it will go to DHCD for their review. Chairman Pritchard was concerned that if they proceed without the regulatory agreement being signed off by DHCD, that there could be construction in the ground that may need to be removed so that it is a risk to the Town and the owner. The Board asked that Ms. Harbottle find out from DHCD how long their review will take after they receive the document reviewed by the Town.

Discussion - Toll Brothers – Hatherly Road

Filing fees, update from 4/20/17 applicant abutters' meeting, consulting engineer

Documents

- Email from Laura Harbottle to the board dated 4/25/17 with handout from Toll Brothers 4/20/17 meeting
- Email from Laura Harbottle to the Board dated 4/25/17 with RFQ for 90 lot subdivision

Bill Ohrenberger was present. Ms. Harbottle said that the filing fee for a special permit is \$500.00 which would cover the legal ad and due to the fact there are nearly 300 abutters here, she requested that a check be provided for postage. She said certified notification is required. Mr. Ohrenberger said he will provide a check for \$2500 - \$500 for the filing fee and \$2,000 for postage. The Board did not have any problem with the filing fee or costs for the postage being an additional cost.

Old Business and New Business

Documents

- Emails from Karen Joseph dated 4/24/17 with agenda and amended agenda for 4/26/17
- Email to the Board dated 4/24/17 from Laura Harbottle with images of Blanchard Farms from Frank Kelly sent 4/21/17, email from Jeff Hassett dated 4/19/17 with photo of Blanchard Farm grading being done, Greenbush Driftway Visioning Flyer and Advisory Committee Agenda for 4/26/17 with their meeting minutes of 3/30/17 and Advisory Committee report for Article 14

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 6:57 p.m. Ms. Burbine seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Assistant

Ann Burbine, Clerk

5-4-17
Date Approved