

## **SCITUATE PLANNING BOARD    MINUTES    April 28, 2016**

Members Present: Richard Taylor, Clerk, Robert Vogel and Ann Burbine, Alternate member.

Members Absent: Stephen Pritchard, Chairman; William Limbacher, Vice Chairman and Robert Greene.

Others Present: Ms. Laura Harbottle, Town Planner.

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.

Mr. Taylor called the meeting to order at 7:30 P.M. The meeting was being recorded for airing on local cable television.

### **Documents**

- 4/28/16 Planning Board Agenda

ACCEPTANCE OF AGENDA: Mr. Taylor noted that Blanchard Farms would not be discussed this evening. Ms. Burbine moved to accept the agenda. Mr. Vogel seconded the motion and the vote was unanimous in favor.

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### **Form A – 50 – 56 Common Street Assessor's Map/Block/Lot 49-3-6 and 49-3-7 Applicant/Owner: Ann Finnie/Catherine Kehoe**

### **Documents**

- Application, deeds and Plan of Land in Scituate MA showing a re-division of parcels 49-3-6 and 49-3-7 56 & 50 Common Street prepared by Morse Engineering Co., Inc. for Ann Finnie and Catherine G. Kehoe dated 4/8/16
- Transmittal to departments dated 4/12/16
- Email from Laura Harbottle to Board dated 4/22/16 with above materials

Terry McGovern of Morse Engineering was present representing Ann Finnie and Catherine Kehoe. He indicated the ANR represents a friendly neighborly transaction where Ms. Finnie will convey a small parcel of land to Ms. Kehoe as the Kehoe cesspool and arbor currently are situated on this parcel and the Kehoes have been maintaining the area for years. He said the parcel exchange makes neither parcel nonconforming and both parcels still have access and frontage. Ms. Harbottle concurred with Mr. McGovern and indicated the plan can be endorsed.

Ms. Burbine moved to endorse as approval under the Subdivision Control Law Not Required a Plan of Land in Scituate MA showing a re-division of parcels 49-3-6 and 49-3-7 56 & 50 Common Street prepared by Morse Engineering Co., Inc. for Ann Finnie and Catherine G. Kehoe dated 4/8/16 as the division of the tract of land shown on the plan is not a subdivision because every lot shown on the plan has frontage of at least the distance presently required by the Scituate Zoning Bylaw on the public way of Common Street. The applicants propose to convey a small Parcel A from 49-3-6 (Finnie) to parcel 49-3-7 (Kehoe) so the existing cesspools for the Kehoe property are on the Kehoe parcel. Mr. Vogel seconded the motion. Motion was unanimously approved.

Mr. McGovern noted that “The Lane” as shown on the plan belongs to the Marino property and was an old farm road going back to the early 1900’s.

## **Accounting**

### **Documents**

- PO # 1607088 (\$115.00), PO # 1607113 (\$37.47), PO # 1605268 (\$3,000.00), PO # 1607313 (\$200.00), PO # 1607341 (\$380.00), PO # 1607342 (\$195.06), PO # 1607343 (\$62.50), PO # 1607348 (\$225.00), PO # 1607503 (\$139.97), PO # 1607505 (\$15.00)

Ms. Burbine moved to approve the requisition of \$115.00 to Chessia Consulting Services, LLC for shop drawing review on The Glen, for \$37.47 to Laura Harbottle for office supplies, for \$3,000.00 to VHB for the second phase of the Hazard Mitigation Plan, for \$200.00 to Image Resolutions for printing handouts for Town Meeting, for \$380.40 to Amory Engineers for construction inspections/review as-builts for White Ash Farm, for \$195.06 to Amory Engineers for review of 7 Blanchard Farm Lane drainage, for \$62.50 to Amory Engineers for the pre-construction conference for Aquinnah Path, for \$225.00 to Laura Harbottle for reimbursement for registrations fees for the MAPD conference, for \$139.97 to J & R Graphics for envelopes and for \$15.00 to Tracey Sales for large copy paper. Mr. Vogel seconded the motion. Motion was unanimously approved.

## **Town Planner Report**

Ms. Harbottle indicated that the draft letter on the new Harbor Medical sign went out today after a few comments from John Roman of the Design Review Committee. She indicated that the Historical Commission has volunteered to do a presentation that the Planning Board and Design Review Committee will be invited to on the architecture of historic homes in Scituate and on Scituate’s historic districts. Ms. Harbottle said she is working with the Commission to schedule the presentation which all present agreed would be very interesting. Ms. Harbottle said that The Glen will be ready for lot releases soon and a few minor changes that do not affect the content of the subdivision are necessary. She indicated The Glen owner will be providing documentation. She also indicated that gravel road at Aquinnah Path is nearly complete. She said she has been working with the owners to resolve a sump pump issue and also with the Water Division for the location of a water line to proposed house #8.

Mr. Taylor commented that the street sign at White Ash Farm was not consistent with other street signs. He inquired if there was any change in status on the MBTA property and on Greenbush Station. Ms. Harbottle indicated there was nothing new on the MBTA property and that the new future owners of Greenbush Station will need to come back before the Planning Board for several items that were included in the decision.

## **Liaison Reports**

Ms. Burbine said that the EDC is working hard on signage and that the North Scituate vision is predicated on infrastructure. She indicated she will be meeting with the Town Administrator this week. She indicated that CPC business is completed for the moment as Town Meeting just occurred.

## **Old Business and New Business**

### **Documents**

- Email to Board dated 4/22/16 from Laura Harbottle with agenda for 4/28/16, memo to ZBA dated 4/21/16, email from John McLaughlin on Hearing Assistance Information and Detention Facilities, 2-11-16 meeting minutes on 105 Hatherly Road and email to John Roman on 56 New Driftway sign.

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 7:55 p.m. Ms. Burbine seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph  
Planning Board Secretary

Richard Taylor, Clerk

5/12/16  
Date Approved