

## **SCITUATE PLANNING BOARD    MINUTES    May 25, 2016**

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

Members Absent: Stephen Pritchard, Chairman; Robert Vogel and new alternate member Gerard Wynne.

Others Absent: 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.

Vice Chairman Limbacher called the meeting to order at 7:00 P.M. The meeting was being recorded for airing on local cable television.

### **Documents**

- 5/25/16 Planning Board Agenda

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

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### **Form A – 85 Edward Foster Road Assessor's Map/Block/Lot 51/3/3 Applicant/Owner: Padraic & Sharon Doherty**

### **Documents**

- Application including back up material dated 5/17/16
- Transmittal to departments dated 5/17/16
- Email from Laura Harbottle to Board dated 5/18/16 with above materials and staff recommendation

JD Gibbs of Ross Engineering was present for the applicant. He indicated the plan proposes to carve off a parcel of land from the lot with an existing structure. He said the parcel has adequate frontage, is mostly wetlands and is labelled as not a buildable lot. He indicated the lot has the required frontage and upland. He indicated that someone is interested in acquiring the parcel before the house is sold. Ms. Burbine speculated the parcel is being purchased to maintain a view to the harbor.

Mr. Taylor moved to endorse as approval under the Subdivision Control Law Not Required a Plan of Land in the Town of Scituate, MA 85 Edward Foster Road showing a division of parcel 51-3-3 prepared by Ross Engineering Co., Inc. for Padraic and Sharon Doherty dated March 22, 2016 as the division of the tract of land shown on the accompanying plan is not a subdivision because the lot and parcel shown on the accompanying plan both have the frontage of at least the distance presently required by the Scituate Zoning Bylaw on the public way of Edward Foster Road and Parcel 1 is labelled not a buildable lot. Ms. Burbine seconded the motion. Motion was unanimously approved.

### **Form A – 43 – 45 Otis Place Assessor's Map/Block/Lot 50-5-7 & 8 Applicant/Owner: Allison M Crowell/Estate of Susan Scott**

**Documents**

- Application including back up material dated 5/17/16
- Transmittal to departments dated 5/17/16
- Email from Laura Harbottle to Board dated 5/18/16 with above materials and staff recommendation

JD Gibbs and Bill Ohrenberger were present for the applicant, Allison Crowell and her deceased mother's estate. Mr. Gibbs indicated that currently there are two structures on two lots. He said they are proposing to create three conforming lots in the R-3 zoning district by taking a parcel of land from # 43 and giving it to #45 so that it will have conforming frontage. A rear parcel is being taken from #45 and given to #43. A new lot is being created from land at #43. Attorney Ohrenberger said that the estate land is being divided into two lots that conform to zoning and a piece is being taken to make the daughter's lot conform to zoning as well.

Mr. Taylor moved to endorse as approval under the Subdivision Control Law Not Required a Plan of Land in the Town of Scituate, MA 43 and 45 Otis Place showing a division of parcels 50-5-7 and 50-5-8 prepared by Ross Engineering Co., Inc. for Allison M. Crowell and the Estate of Susan Scott dated May 18, 2016 as the division of the tract of land shown on the accompanying 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 Otis Place. Ms. Burbine seconded the motion. Motion was unanimously approved.

**Form A – 111 Hatherly Road**

**Assessor's Map/Block/Lot 39-6-1**

**Applicant: K & E Construction**

**Owner: Joseph Pepi Leistyna & Susan Kubik**

**Documents**

- Application including back up material dated 5/18/16
- Transmittal to departments dated 5/18/16
- Photo of Marion Road Extension
- Email from Laura Harbottle to Board dated 5/18/16 with above materials and staff recommendations

Steve Hassett was present for the applicant, K & E Construction. He indicated that there are currently five 5,000 sq. ft. lots at the corner of Hatherly Road and Marion Road Extension under common ownership. He said they would like to take off two of the 5,000 sq. ft. lots using the interior lot lines with frontage on Marion Road Extension to create a 10,000 sq. ft. lot as allowed under the R-3 zoning district. He indicated that the 5,000 sq. ft. lots stemmed from a 1910 land court plan. He indicated that Marion Road Extension is a private way that is constructed of bituminous pavement of approximately 21 feet wide in a 30 foot road layout with a 4% grade. He said both lots will conform to zoning and have the required frontage.

Mr. Taylor moved to endorse as approval under the Subdivision Control Law Not Required a Plan of Land in Scituate, MA showing a division of parcel 39-6-1 111 Hatherly Rd prepared by Morse Engineering Co., Inc. for applicant K & E Construction and owners Joseph Pepi Leistyna & Susan Kubik dated 5/17/2016 as the division of the tract of land shown on the accompanying plan is not a subdivision because the new buildable lot on the private Marion Road Extension will have 100 feet of frontage on the way and has a bituminous concrete pavement way within a 30 foot layout with a

width of approximately 21 feet and a grade of approximately 4% along the property which is similar to many roads in the area. Ms. Burbine seconded the motion. Motion was unanimously approved.

### **Old Business and New Business**

#### **Documents**

- Email to Board dated 5/18/16 from Karen Joseph with agenda for 5/26/16
- Email to Board from Laura Harbottle dated 5/18/16 with information for 5/26/16 meeting along with information on 23 Ford Place, Design Review Committee meeting minutes of 5/10/16 and information on quorums
- Email to the Board dated 5/23/16 from Karen Joseph with agenda for 5/25/16 and 5/26/16 meetings

These items were distributed to the Board electronically.

Ms. Burbine moved to adjourn the meeting at 7:20 p.m. Mr. Taylor seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph  
Planning Board Secretary

Richard Taylor, Clerk  
6/9/16  
Date Approved