

SCITUATE PLANNING BOARD MINUTES May 4, 2017

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

Others Present: Ms. Laura Harbottle, Town Planner.

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

Documents

- 5/4/17 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chairman Pritchard indicated the Board had received an agenda and asked for the Board to accept it. Mr. Limbacher seconded the motion and the vote was unanimous in favor.

Public Hearing – Scenic Road – 0 Summer Street

Assessor's Map/Block/Lot 17-4-28

Applicant/Owner: The Stewartia Realty Trust

Documents

- Scenic Road application and plan to accompany Scenic Road application for installation of well, Sheet 1 of 1 dated 4/10/17
- Transmittal to departments dated 4/10/17

Jeff Hassett from Morse Engineering was present for the applicant. He indicated that this is the same driveway opening that the Board approved a couple of months ago; however three abutters were not notified so the hearing is being redone along with the request for a temporary opening in the same stone wall for installation of a well. He said the site is 13.5 acres and one home is proposed with a 20 foot permanent opening in the stonewall for a driveway and the stones from the new opening being used to fill in the existing opening to the site. He indicated that no trees in the right of way are to be removed for either opening and feels the Board can issue a permit for the work.

Ms. Harbottle said the work for the scenic road is straight forward. She said there are tributaries to the Cohasset water supply in the vicinity of the site, but they do not fall within the zoning tributaries under the Scituate Zoning Bylaw. She said the wetlands are impacting where the septic system and well can be located. She said the wall openings are well dealt with and the stones will be reused in the existing stone wall.

The Board confirmed there was no location in the driveway from the first filing. Chairman Pritchard asked why there needed to be a temporary opening for well installation. Mr. Hassett indicated that they would need to clear cut and build a road to get to the well location. He said they will take down the stone wall, drill for the well, put down wood chops and restore the wall. He said this will be

minimal disturbance for the site. He also indicated that the stone wall is a stacked stone wall with no mortar and larger stones at the bottom and it will be restored that way. Chairman Pritchard said the wall in the end should look as though it has never been disturbed.

There were no public comments.

Ms. Burbine moved to close the Scenic Road Act public hearing and to approve the application for the temporary disturbance of 16 feet of stonewall for installation of a well and permanent removal of 20 linear feet of stonewall in connection with the construction of a proposed 12 feet wide driveway for a new single family home on vacant land off Summer Street known as Assessor's Parcel 17-4-28, for applicant The Stewartia Realty Trust. Stones from the proposed opening will be used to fill the approximate 10 foot wide opening 25 feet south of the proposed **permanent** opening. No trees over 3" caliper in the scenic roadway right of way will be removed as shown on the Plan to Accompany Scenic Road Application 0 Summer Street Parcel 17-4-28 dated 4/10/17 prepared by Morse Engineering Company, Inc. The applicant will notify the Planning Board when removal of each section of the stone wall commences, when infill of the existing opening **is started and when** completed from the existing stones, when the temporary disturbance is rebuilt and when the driveway is fully completed as site inspections may occur. No additional stonewall shall be disturbed for utility installation without another Scenic Road hearing and permission of the Planning Board. Detailed color photographs of the stone wall areas of permanent and temporary disturbance are to be provided to the Planning Office prior to commencement of the work. This approval is conditional on all federal, state and local permits being obtained for the temporary and permanent work. Mr. Taylor seconded the motion. The Board added the bolded language above in discussion with Mr. Limbacher seconding the amended motion. Motion was unanimously approved.

Minutes

Ms. Burbine moved to approve the meeting minutes of 4/13/17 and 4/26/17. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Accounting

Documents

- PO # 1710749 (\$435.000)

Ms. Burbine moved to approve the requisition of \$435.00 to Merrill Corporation for engineering peer review for grades changes during construction at 529/531 Country Way. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Chairman Pritchard indicated that a letter is going out to Toll Brothers from the Planning Board and Conservation Commission chairs that there may be one or more joint meetings with the Boards. He indicated that stormwater will also be jointly handled. Ms. Harbottle said that she went to the Conservation Commission opening meeting last night and most of the issues seemed to focus on public health with the cancer cluster in the area. She said a lot of information needs to be brought to the Town Hall including DEP documentation for closing of the site.

Liaison Reports

Ms. Burbine said the CPC culminated with Town Meeting last week and the EDC will meet next week. She indicated that at the Selectmen's meeting, interviews were conducted for being on the sister city of Cork group who will be travelling to Cork in June. She indicated West Cork is a very bustling business area and the new group will be about business and economic development. She offered that this is the most Irish county in the country. Steve Bjorklund said it is the third. Ms. Burbine said Marty O'Toole, Chair of the Board of Selectmen, is resigning effective 6/6/17.

Town Planner Report

Ms. Harbottle indicated that the Town Administrator wanted a meeting on stormwater and it was held on Monday. Ms. Harbottle said she has asked that certificates of occupancy be withheld until stormwater improvements associated with permits are met. She said that the Development Review Team (DRT) met and determined that the new stormwater regulations could have an item to hold the Certificate of Occupancy until the stormwater is complete. She said after meeting with the Town Administrator without Chairman Pritchard present and with Neil Duggan present, the emphasis was to use fines for stormwater as holding up the certificate of occupancy can affect innocent property owners. She said both are allowed to be used; however, the one that makes the most sense should be used.

Ms. Harbottle reported she received an email from the Acting Building Commissioner the same day on 704 Country Way indicating they would like a Certificate of Occupancy. She indicated that she did a site visit and the common driveway was not done, the garage access was still there and no curb cut or curb cut permit had been applied for yet the homeowner was moving items into the house. She said she told the homeowner that the Planning Board did not approve the driveway to the garage as it was. Ms. Burbine said she drove by and access is set up from the garage precluding the common driveway. Ms. Harbottle said she will be talking to them again and indicated the grading in the back is off, but Conservation did the Stormwater Permit. Chairman Pritchard said that the Board can take up the Stormwater Regulations at another meeting and have the Certificate of Completion tied to the Certificate of Occupancy then.

Public Meeting – Site Plan Administrative Review – 4 Union Street Assessor's Map/Block/Lot 53-4-9 Applicant/Owner: 4 Union Street, LLC - Milton J. Hallin

Documents

- Proposed letter with Standard of review narrative, Application for Site Plan Review, Site Plan for 4 Union Street dated March 23, 2017 Sheets 1-4 by Ross Engineering, Land Alteration & Stormwater Management Plan and report for 4 Union Street dated 3/30/17 with revisions through 4/6/17 including pre-development Watershed Plan dated 4/23/17
- Transmittal to departments dated 4/14/17
- Email from Al Elliott dated 4/18/17 on sprinklers in new building
- Accessory Dwelling Unit Special Permit dated 7/20/2004
- Real Estate advertising for a 2 bedroom apartment
- 4/27/17 Engineering Peer review by Merrill Associates for 4 Union Street
- Revised letter to the Board dated 5/1/17 with revised Proposed Site Plan for 4 Union Street Sheets 1-4 dated 4/28/17
- Emails from Becky Malamut to Karen Joseph dated 5/2 & 5/3/17
- 6 Old Country Way SPAR decision dated 3-28-2001
- 5/3/17 Engineering peer review by Merrill Associates for 4 Union Street

Prior to the proceedings beginning, Ms. Burbine asked if the application was a special permit. She was told it was not. Paul Mirabito and John Hallin were present for the applicant. Mr. Mirabito indicated that the application is for a Site Plan Administrative Review in the Greenbush section of Scituate bordered by Old Country Way. He said there is an existing building with contractor bays and seven parking spaces in front and two on Old Country Way. He indicated an addition of 48 feet by 30 feet is proposed at the end of the building off the existing pavement. Mr. Mirabito indicated that the site is in the Water Resource Protection District and a corner of the site is in the Zone A; however most of the site is out of the Zone A including the existing infiltrators and most of the work area.

Mr. Mirabito said that two new contractor bays will be added with two more parking spaces in front and the parking off Old Country Way will be popcorn paving to treat stormwater. He said snow storage is behind the building and there will be a dumpster in the existing paved area. He indicated that deliveries are done curbside on Union Street and come from smaller box trucks. He said the sidewalk and mailboxes will remain the same. Mr. Mirabito said recharge units will handle the front area roof runoff and the building will architecturally look the same with two additional garage doors in front. Chairman Pritchard indicated that there are parking spaces located in front of the proposed garage doors. Mr. Mirabito confirmed this and said there are also exit doors in the back. He said he reviewed the circulation with the Deputy Fire Chief who had no problems for Fire Dept. access.

Chairman Pritchard asked why there were no architectural elevations provided. Mr. Mirabito said the same features of the existing building will be used. Mr. Hallin indicated there will be the same roof pitch, siding, doors and dormers, but the building is a different width. Mr. Hallin said the height will be lower at the peak and scale in proportion. Chairman Pritchard commented that the building will not fit and the windows will need to go. Ms. Burbine opined that the submission is inadequate as the Board needs to know what the building will look like and said the property is maximized to the limit and asked what the two new bays will be for. Mr. Hallin said it would be storage for a contractor. Ms. Burbine noted that tonight there were two big dumpsters on site that the roofer contractor uses. Mr. Hallin said the containers go to job sites. Mr. Taylor indicated that the original conditions required no outside storage and there is. Mr. Hallin said deliveries occur in the day and then materials are put inside in the evening, although sometimes containers stay out overnight. After a lengthy discussion, the Board agreed that architectural drawings were necessary as they did not see that the building would work as Mr. Hallin was describing. Mr. Hallin said he was adding three parking spaces and didn't see the need for architectural drawings. He said there is more green space, stormwater issues are addressed and he is proposing two garage bays. Chairman Pritchard indicated that the Board has no sense of the massing and the concept does not appear to work and the Board is not asking for anything exotic. Mr. Taylor commented that the previous submission had rough elevations to provide the Board a sense of the building. Mr. Hallin said those were finished drawings that cost about \$1,000. He asked if the site was acceptable and said he does not want to spend money on architectural drawings if the project is not going forward. He also indicated he did not have a site plan in 2001.

Ms. Burbine commented that times change and she sees the massing as an issue along with a site that can't support the size of the addition as well as the outside storage. Mr. Limbacher asked about the existing conditions on the ground. He asked if the one bedroom apartment was now a two bedroom apartment and how it complied with the existing special permit. He asked what the use of the existing structure was. Mr. Mirabito said it is commercial use and there is parking for seven commercial spaces and two spaces for the two apartments for a total of nine existing spaces.

Members of the Board and Ms. Harbottle indicated that at least one of the apartments is being advertised by a real estate agent as a two bedroom apartment which would require more parking spaces. Mr. Hallin said it is a one bedroom apartment with one person in each apartment and was not able to answer why it is being categorized as a two bedroom apartment. Mr. Hallin asked the Board if they had site concerns other than fit. Mr. Taylor said he needs the use and elevations. Chairman Pritchard asked about the stormwater management. Mr. Mirabito said it was at the end of the building where the infiltrator picks up the roof. He said the existing building has four roof liters and there is pervious pavement which is recharged and infiltrated which has been reviewed by Merrill Engineers. He said there are stone and pipes that are below the pavement and stormwater leaches into the ground as the soil is sandy gravel and the leaching is above the groundwater as required. Mr. Mirabito said the pavement will be swept as indicated in the Operation and Maintenance Plan provided. Chairman Pritchard indicated that pervious pavement needs to be vacuumed not swept and indicated that sand can't be used in the winter. Mr. Mirabito said they can use liquid salt and take any excess snow off site. Chairman Pritchard said it should not contain chlorides and verified with Mr. Hallin that there were no hazardous materials to be stored. Mr. Hallin said the uses will be storage and that a local plumber has expressed interest in the space so there would be storage of a trailer and water heaters. He said an electrician has also expressed interest. He indicated that he uses one bay himself and a roofer uses two bays. The Board agreed that the proposed dumpster is in the way of the western most bay and there were two containers there today potentially blocking future access.

Ms. Harbottle said the original plan had two parking spaces in the large paved area by the proposed addition with a large driveway in front. She said the site was originally permitted for a carpenter's shop which was allowed versus a contractor yard which is a different uses. She said the use is on the line between commercial and business. She said the Board needs to determine if the existing use is commercial and should be expanded or a business use and should not be expanded. Mr. Hallin read the uses allowed by the zoning bylaw and said he is trying to keep the use on this site instead of in the neighborhoods and he is trying to keep a residential look. Mr. Mirabito maintained that the use is the same as in 2001 and the zoning bylaw allows the use. He said no hazardous material is being stored and they are doing uses defined in the Water Resources Protection District (WRPD) and zoning bylaw. Ms. Harbottle said there is a concern that 90% TSS removal needs to be met per the Water Resources Commission (WRC) comments. Mr. Mirabito said they are not doing work in the Zone A and the parking and building are out of the Zone A. Peter Palmeri of Merrill Associates, the Town's Consulting Engineer, said that 90% TSS applies to the whole site as it is in the WRPD not just the Zone A. He said for a redevelopment project, compliance must be met to the extent practical which is up to the Board. Mr. Palmeri said roof water is clean and doesn't have to meet the TSS. He said there is a weighted average of 87% for the porous pavement and roof and the Board should decide if the full 90% is required since it is in the WRPD and partially Zone A. He also commented that per ADA requirements, one handicap accessible parking spot is required where none are shown. Mr. Mirabito asked where the 90% TSS requirement is located and asked if the metal roof next door at the microbrewery met the requirement for 90% TSS removal. Mr. Palmieri thought it did. Chairman Pritchard asked about the lighting and sprinklers. Mr. Hallin said the lighting will be down lighting with shields and that since there is an existing sprinkler system, it will be extended to the new addition.

Steve Bjorklund of 38 Ladd's Way said that people needed to go somewhere when the train came in and spaces like this are needed in Scituate and the Board recently approved a project on Ford Place. He said the use has to meet both the requirements of the WRPD and the zoning bylaw. He said the plan should be looked upon favorably as long as it meets the bylaw. Chairman Pritchard said that

architectural plans are needed to make a decision and he would like to see the parking issues solved. He said elevations are needed as he heard the building will look three different ways with a four foot high bay. Mr. Hallin said the bay won't be four feet high and he said he won't do a design until he knows the parking won't move. Chairman Pritchard indicated the Board is not designing the project and it is part of the "nature of the beast" to incur cost in project design. He also asked how one gets in and out of the back parking lot. Mr. Mirabito said there is a 20 foot aisle with a fence on the property line. He said 20 feet for one way is good as two way is normally 22-24 feet. He said the Fire Department looked at it and thought it was fine. Mr. Taylor and Ms. Harbottle thought ten feet backing up was too tight. Chairman Pritchard said he sees two spaces proposed for snow storage. Ms. Harbottle indicated that the 90% TSS comes from the subdivision regulations. He also indicated that 90% TSS removal is required and he would like the applicant to circle back with the WRC and one handicap parking space is required as we live by the ADA.

Mr. Taylor said he conceptually agrees with Mr. Bjorklund; however he agrees with the Board that elevations are required as Old Country Way is becoming the Front Street of Greenbush. He said it might be nice to have a nice elevation there and have it reviewed by the Design Review Committee.

Ms. Burbine moved to accept the applicant's request to continue the public meeting for 4 Union Street Site Plan Administrative Review until June 22, 2017 at 8:00 p.m. and for time to file with the Town Clerk until June 30, 2017. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Continued Discussion – Stormwater, North side of Blanchard Farm Estates

Documents

- Email from Laura Harbottle to the Board dated 5/4/17 with letter from Amory Engineers dated 4/4/17, plan of proposed temporary grading modifications by Morse Engineering dated 3/21/17, email to John Rehm dated 5/4/17 from Jacqui Quinn, email with picture from Jeff Hassett dated 4/19/17
- Letter on Blanchard Farm Estates from Stephen Pritchard dated 4/18/17

Greg Morse was present. He indicated that the general contractor for the home on Lot 7, K & E construction, retained Jim Merritt to do the temporary repair which consists of an excavated swale with a berm on the Whittier side and additional grading so that the side yards of Lot 7 drains to Blanchard Farm Lane. He indicated that the swale runs parallel to the wall and the swale is larger than designed and has more than enough capacity for the flow. He indicated that an as-built has not been done yet since there has been too much rain. Mr. Morse said he is close to being able to make the statement that the grading and drainage of the site complies with the original design even though the building is occupied. He indicated that the rain due on May 5 will be an excellent test of the swale. Chairman Pritchard said the Board will withhold judgement as the Board needs to know if the design grades are as intended. He asked if the site is bare dirt now. Mr. Morse indicated that hydroseeding will occur as soon as the weather permits. Chairman Pritchard said the forecast is for 1-2" of rain tomorrow and asked what measures are being taken to prevent erosion of the newly graded area. Mr. Morse said he expects the temporary swale to suffice. Terri and Frank Kelly and Tom Quinn all said there was no rain in the last week thus no flooding. Ms. Burbine suggested that haybales be placed above the swale so that the slope doesn't wash down into the swale and ruin it. Chairman Pritchard asked that haybales be placed first thing in the morning and asked if the rock swale was finished. Mr. Morse said the outlet riprap was extended. Mr. Taylor asked about the tree that was removed for the berm to be built. Mr. Morse indicated that in front of the wall is the swale

which will become vegetated over time. He said the swale is from 5 feet to 15 – 20 feet out from the wall. He said he thinks the site will be in good shape for the rain and is near compliance with the design..

Tom Quinn said that Mr. Morse keeps referring to the original plan which had walls in the back of the houses which were never built. Mr. Morse said the walls were shown originally so that there could be walk out basements for Lots 7-9; however, the site contractors graded the slopes out which should have a negligible effect. He said removal of the wall on Lot 8 had no effect as Amory verified last year. He said they analyzed the longest time of concentration and slope versus a wall and there was no impact. He said the additional area on Lot 8 drains to the street and not the back yard. Chairman Pritchard said the temporary fix with the haybales will be tested in the rain tomorrow; however, it will not be a 25, 50 or 100 year storm which still needs to be looked at in the permanent fix. Ms. Harbottle indicated that Pat Brennan of Amory Associates was out at the site today and thought the swale looked good. She indicated the swale is wider than proposed and it is still a work in progress. She said there is concern about the loam piles and loam. She asked when there is a permanent fix, what is the time frame for hydroseeding. Mr. Morse said the hydroseeding will occur in the next week hopefully.

Ms. Harbottle said she is still hearing about the vegetation that was taken out along the wall. She indicated the buffer is no longer there on Lot 7 and there will need to be plantings. She said the vegetation was removed when it was not supposed to be and Lot 8 also needs more vegetation as vegetation was also removed there that was supposed to be left. Mr. Morse said the original limit of work was 15 – 20 feet from the stone wall. He said scrub was removed in the area with trees left standing. He said he can reach out to the property owner, but Lot 8 has already been conveyed by the lot developer to the property owner. John Barry, the developer of the subdivision, said that money is being acquired through legal means for some landscaping.

Ms. Harbottle said the orientation of the driveway on Lot 7 is another concern being raised as the turnaround results in headlights going to abutting properties. Mr. Morse said the house footprints changed during the process, but the stormwater from the driveway will still drain toward the street. Jacqui Quinn said the plan for the accessory dwelling for Lot 7 provides for two spaces outside and a turnaround. She said the homeowners park in the turnaround and face their lights at her property. Tom Quinn said that Lot 7 and 8 sites are nuisances with their car headlights aimed at his property. Mrs. Quinn said screening would help, but Ms. Harbottle said the driveway and turnaround is on top of the septic system so there could be issues with planting. Chairman Pritchard asked if the driveway was built as approved. Ms. Harbottle said the driveway on Lot 7 is not paved yet so now is the time for any changes. She indicated that the Planning Board approved the accessory dwelling with the driveway as constructed to date. Frank Kelly said that planting were agreed to for the accessory dwelling. Mr. Morse said the plantings have not been installed yet. Mrs. Quinn said that arborvitaes were installed on Lot 8 as previously agreed to with the Board; however, the developer is gone and four plants are dead. Mr. Taylor commented that the plants should be replaced and Lot 7's plants just haven't been installed yet. Ms. Harbottle said that she would try to get in touch with Don Gillespie. Ms. Burbine commented that there are neighborhood issues here and people need to talk. She said the Planning Board can mediate if need be.

Tracy Hunter, homeowner of Lot 7 - #9 Blanchard Farm Lane said her yard is a disaster with no driveway and no grass and she is at the mercy of everyone else. She said the landscaping and driveway were not part of her contract with K & E Construction. She said she will look into planting to block the headlights. Chairman Pritchard pointed out that the plantings will need to be at different

heights. Chairman Pritchard summarized that the course of action will be for the rain test on 5/5, review of the permanent fix on 5/25, Ms. Harbottle to talk to the builder on Lot 8 and for the screening to be planted on Lot 7. The Quinn's asked if the turnaround on Lot 7 can be included for screening as it varies from the approved plan. Chairman Pritchard said the planting will need to solve the problem. Mrs. Quinn asked if plants can be in the swale. Chairman Pritchard indicated not in the bottom of the swale, but sides. Mr. Quinn said there was supposed to be a non-disturb zone there. Mr. Morse asked for the list of plants required for the accessory dwelling planting. Chairman Pritchard asked if the drywells were installed on Lot 7. Mr. Morse said they were. Mr. Quinn asked about Lot 8 and the other Gillespie house. Chairman Pritchard said if they are supposed to be there they should be there. Mr. Morse said he will check on drywells for Lots 7, 8 and 9. Tracy Hunter asked if her lot cannot be planted until the permanent fix is approved. Chairman Pritchard said the Board needs to know how the swale will perform all the way down. Ms. Hunter said seeding and planting will cost \$10-15,000 and doesn't want to have it done and then ripped out. Chairman Pritchard said the intent is for a final design to be approved on May 25 so the work can be completed.

Ms. Burbine moved that for the Planning Board to have the necessary information to review and approve on May 25, a plan showing a permanent solution to the drainage problems at the rear of Lots 7 and 8 and any other affected lots in Blanchard Farm Estates, with all pertinent drainage calculations, must be filed with the Board by May 11, 2017 at 12:00 pm with a fee of \$2,500 for review by the Board's consulting engineer. Mr. Limbacher seconded the motion. Motion was unanimously approved. Mr. Quinn asked who the consulting engineer would be. Chairman Pritchard said they have not been selected yet and the Board has a few to work with.

Update: Signs for Public Buildings (Library, Public Safety, Middle School)

Documents

- Email from Laura Harbottle to the DRC with proposed Middle School signage dated 5/1/17
- Email to from Hal Stokes to Laura Harbottle dated 4/27/17

Hal Stokes from the Design Review Committee (DRC) was present. He said he contacted Laura Harbottle about signage that was coming back to the Planning Board. He said the DRC wanted to review the signs and he understands there is a timing issue. He said ideally signs would come back to the DRC then the Planning Board. Chairman Pritchard said he had not seen anything. Ms. Harbottle said the Public Safety sign came in late today. She said there is really not much latitude due to the copyright image and the branding has been done. Mr. Stokes asked about the other signs. Ms. Harbottle said the logo and text will be at the Public Safety Building, library and school. She said the library has a long thin sign at 13 feet by 1 foot and the size and shape is to be kept with the logo and branding. She said lighting was installed without any Planning Board feedback and now they are cutting it back as it was too intense. She said the sign designer who did the branding has been asked to do the library. Chairman Pritchard asked if the Board could see it and if there are other variables that could change. Ms. Harbottle said she thought there was to be one sign and the name of the facility would change; however, she said the Town Administrator likes the size and shape of the library sign and so that will be coming from the sign designer. Ms. Harbottle said ideally there would be more consistency; but, the Board and DRC can see the sign. Chairman Pritchard said that if there are recommendations that can be made that will be done and if the recommendations are ignored it is not the Board's problem.

Ms. Harbottle said that the library sign will be 1' x 13', blue/white with the dory and the lighthouse and is not changing. She said the Middle School sign has a brick base and a post to look like a sail boat. She said the Public Safety sign will have moving text and was submitted by the Fire Department. Ms. Burbine said the sign is being donated. Ms. Harbottle said that the blue and white could be done on top with the branding. She said there may be a way to make the base more attractive. Mr. Stokes said it was not clear that the branding was for all signs. Ms. Burbine said the branding has been in discussion for over a year and she does not care for the Middle School sign. Chairman Pritchard said the Board could leave it in the DRC's hands now that the Board knows the branding is to be used.

Old Business and New Business

Documents

- Email to Board dated 4/28/17 from Karen Joseph with agenda for 5/4/17
- Email from Laura Harbottle to the Board dated 5/1/17 with meeting materials on Summer Street and 4 Union Street and signs for Middle School
- Email to the Board dated 5/2/17 from Karen Joseph with revised materials for 4 Union Street and meeting minutes from 4/13/17 and 4/26/17
- Email to the Board dated 5/4/17 with the Attorney General approval of Temporary Recreational marijuana Moratorium

These items were distributed to the Board electronically.

Ms. Harbottle said the Tedeschi's sign in North Scituate will become a 7 Eleven sign and the sign should be reviewed by the Design Review Committee. Chairman Pritchard said that review of signs should be consistent. Ms. Harbottle said she has made four phone calls and received no reply so she will send a letter.

Mr. Limbacher moved to adjourn the meeting at 10:30 p.m. Ms. Burbine seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Ann Burbine, Clerk
8-10-17
Date Approved