

**SCITUATE PLANNING BOARD    MINUTES    June 14, 2018**

Members Present: Stephen Pritchard, Chairman; Ann Burbine, Vice Chairman; Benjamin Bornstein, Clerk, William Limbacher and Patricia Lambert, vacant Alternate member.

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

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 Pritchard called the meeting to order at 6:45 P.M. The meeting was being recorded for airing on local cable television.

**Documents**

- 6/14/18 Planning Board Agenda

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

---

**Board Reorganization:**

**Document**

- PDF of Liaison Chart
- New full time member - Patricia A. Lambert
- Advertisement issued for Alternate Member – no responses thus far, open till June 27, 2018.
- Mr. Pritchard proposed that he stay on as Chairman
  - Remain on for another year
  - Focus on Master Plan along with water and sewer
- Ms. Burbine proposed that she would also like to be Chairman
  - Ms. Burbine proposed the Mr. Pritchard be the point person for the Master Plan and water and sewer and she would handle other work load
- Mr. Bornstein opined both would do a good job

Mr. Limbacher nominated Ann Burbine as Chair and Stephen Pritchard as Vice Chair. Ms. Lambert seconded the nomination; the vote was unanimously in favor.

Mr. Bornstein nominated Patti Lambert to serve as the Clerk. Ms. Burbine seconded the nomination; the vote was unanimously in favor.

*Motion:*

Mr. Pritchard moved to approve Ms. Ann Burbine and Mr. Benjamin Bornstein as authorized signatures for all Planning Board Bills inclusive of those signed under the Municipal Modernization Act. Ms. Burbine seconded the motion; the motion was unanimously approved.

The Board assigned new Liaisons. See attached list.

**Scituate Fire Department: Informal Discussion – Apparatus Bay and antenna tower at Humarock Station #4 4 River Street, antenna tower at station #1 First Parish Road, electric sign board at station #3 800 Chief Justice Cushing Hwy**

**Document**

- PDF rendering of Notice Board – Public Safety
- Email to Karen Joseph from Al Elliott with Fire Department Construction projects
- PDF of Section 710 Signs Bylaw

Attendees: Chief John Murphy, Deputy Chief Al Elliott

**Apparatus Bay – Humarock Fire Station:**

- Approved at Town Meeting for 2 bay garage, \$250,000.00
- 42' x 48' deep to fit the apparatus
- Current apparatus does not really fit
  - Very tight, 4" on top and 4" on each side
- Phase 1: apparatus bays off the existing building
- Potential to replace the current building
  - \$50,000 for renovations
  - \$100,000 possibly from the State
  - Existing Building had water in January storm
    - 7" of water in apparatus building
  - Significant renovation to get it up to speed
  - Rendering shows idea of renovation
    - New building with be pre-fab ranch style building, 1200 sq. ft.
    - Basically a 2 bedroom building, with triage unit and handicapped bathroom
- Apparatus Bay – discussing tonight
  - 2 bay garage
  - 42' wide, 48' deep
  - Heat, electric, diesel vents
  - Similar to the Microbrewery building
  - Metal sheave building with heavy wood framing, use cement board or vinyl shingles.
    - Similar the public safety building
    - Light grey/white
  - Mounted up 18"- 24"
  - If do a new building it would have to be 40" high
    - 16" transition to the apparatus bay
    - Apparatus cannot be 40" high, pilings will not hold and slope coming down is too great
  - Cement floor
  - New building is not on the table right now
    - Working to get additional funding
  - Would have breezeway for apparatus building and new building if built
- Funding is in the Senate
  - Mr. Patrick O'Connor feels he will be able to get the funding

- Hope to know for Town Meeting in the Fall

Mr. Pritchard opined if there is potential for flooding again why do renovations and fix the apparatus bay. He asked if the building is in the right place - should there be that much capital going into this location or is there a better location. Chief Murphy indicated it is a good size lot, it is central in Humarock and provides mutual aide to Marshfield. He said the location is strategically very good and if the building is raised 2 feet and the bottom is nonmetal it would last for a while. He said the building cannot be moved back because of the septic system.

Mr. Bornstein asked what the limitation is on raising the grade. Chief Murphy indicated they want to have a slab for the floor and the slope for the trucks to get in and out is a limiting factor. He indicated they would go as high as possible to meet the grade and look at future storms.

- Currently have \$50,000 for the renovation of the bay
- Next engine coming down will not fit
- Need to look to the future
- Will go to Capital Planning for additional funding if needed
- Working on grants
- Want to listen to the Boards concerns
- Trying to get everything up off the floor, bottom 2 feet of building weather proof

Mr. Pritchard indicated in this informal discussion his major concern is making an investment in a place that is potentially going flood again. He said we just got a grant from the State to evaluate the Municipal Infrastructure and pressures related to it with rising sea levels and hopes that looking at the options hard enough so that 20 years from now it is still viable. Mr. Pritchard opined all electrical, etc. should be up off the floor. Chief Murphy confirmed there is no maintenance done at the station so there is no oil or grease. Mr. Pritchard opined that when ready this project will need site plan review.

#### Antennas Station 1 and Humarock:

- Solely relying on Verizon and Comcast for Station 1 communication
- Operate Station 1, doors, PA, etc. from dispatch of Station 3
- Station 4 requires an 834# - like regular phone
  - Do not have resiliency
- Drone analysis to determine how to create better communication
  - Tower at Station 1 – 120'
  - Landfill tower – owned by Industrial Communications – Scituate leases property to them.
    - IC going to charge \$375/month – not workable
    - Fees for propagation study
- Antenna at Station 1 would be 120' same as existing
- 2<sup>nd</sup> antenna at Humarock
  - 2010 Humarock antenna blew down was not replaced
- To create resiliency by microwave dish, line of site
  - Station 1 - Carolina Hill in Marshfield
  - To town hall antenna – this is current practice- this is main hub
  - Humarock has direct line of site to town hall tower
- All communications could rely on micro-wave dish and not Verizon/Comcast
- Replacing tower at Station 1 and putting 60' tower at Humarock

- Records of Humarock Station are not very clear on what was there

The Planning Board indicated there should be Site Plan Review of these antennas; the neighbors will need to be notified.

Electric Sign Board – Public Safety Building:

- LED sign
- FEMA and MEMA recommend signs in town
- 3A main evacuation route
- Sign effective way to get word out for storms, etc.
- Proposed as part of Public Safety Complex
  - Ran a conduit line when building was built
  - \$10,000 donation by Columbia Gas
- Needs to go to the ZBA for Special Permit
- Board needs to know exactly where it will be placed
- 3'x 8' not much bigger than High School sign
- Will be lower to the ground
- Angled to be visible from traffic traveling North and South

The Board indicated this will need Site Plan Review.

#### **Site Plan Review – Roach Field**

**Assessor's Map/Block/Lot 38-7-1-D**

**Applicant/Property Owner: Town of Scituate**

#### **Document**

- PDF 17-370 Parking Lot improvement Plan
- PDF 17-370 Stormwater Narrative Only
- PDF 17-370 Stormwater Report
- PDF of application for Public Hearing dated 3.26.18
- PDF of Property Deed
- PDF of Town of Scituate Site Plan Review Application
- PDF of Town of Scituate Stormwater Application
- PDF of Traffic Rules and Regulations comments dated 5.29.18
- Word Doc Transmittal Letter dated 5.24.18
- PDF of Planning Board Recommendation dated 10.31.16
- PDF Roach Field Amory Engineering Report dated 6.5.18
- PDF Sheet 1, Sheet 2, Sheet 3, Sheet 4
- PDF Roach Field Amory Engineering report dated 6.12.18
- PDF 17-370 response letter from Merrill Engineering dated 6.11.18

Attendees: Sean McCarthy, Town of Scituate DPW; Deborah Keller, Merrill Engineering; Dan Fenelly, Resident.

Mr. McCarthy indicated the project is to improve the parking situation at the Roach little league ball field at the corner of Beaver Dam Road and Clifton Avenue.

- Small gravel existing parking lot
- Propose new parking lot beyond the outfield to keep parking off Beaver Dam Road

- Design details
  - Existing gravel parking area, access from Clifton and Beaver Dam
    - Approximately 12 spaces currently
  - Reconfigure parking
    - Increase to 18 spaces, inclusive of 2 handicapped
    - Additional parking at rear of field, access from Beaver Dam Road
      - Site distance is adequate
      - Adding 20 additional parking spaces
      - Gravel parking
  - Small water quality areas near existing parking to address stormwater runoff
  - Larger quality swale behind in parking area in rear to capture and treat prior to discharge
  - Relocating batting cage
  - Reviewed stormwater
    - Compliant with DEP and local stormwater Bylaws
  - Peer review completed
  - Goal from previous Abutter meeting to preserve the island entering into the neighborhood
    - Neighborhood maintains the island
    - Entrance to the neighborhood
    - Able to preserve with current design
  - Currently 2 entrances and exits from the parking lot
    - 1 merged with Clifton and Beaver Dam – dangerous
      - Closing off this entrance would be improvement
  - Reason behind change is for safety of children and parents using the fields
    - Dangerous situation now of blocking emergency access to Clifton Ave.
    - Get the cars off the street
- Comments from Traffic Rules and Regulations to the Board with endorsement of design
- Stormwater analysis done
- 2 handicap accessible spaces being provided
- No work being done within 100 feet of any wetlands
  - Wetlands scientist determined stream is not part of the wetlands, small ditch behind the homes
- DPW will remove trash
- Meets requirements from the informal discussion held with the Board, October of 2016

Mr. Pritchard opined that the idea is good, but the space looks very tight, concerns there might be difficulty with people getting in and out. He asked what kind of analysis has been done on this to clarify just how tight the parking is going to be.

Ms. Keller indicated;

- The aisle is 24' wide through the whole lot
- Back out at the end for people to turn around
- Minimize the gravel
- Visual as turn on to Clifton Ave and Beaver Dam to see if lot is full
- Have tried to address circulation
- 24' is adequate for two way traffic

Ms. Burbine recommended the two spaces closest to Beaver Dam be opened and traffic flow be made One Way; enter off Beaver Dam and exit on to Clifton. Mr. Pritchard agreed.

- Reduce the width of the driveway
- Add signage – “One Way”, “Do Not Enter”
- Lose 2 parking spaces

Ms. Lambert opined that the back parking lot seems a little dangerous, but concedes that the site lines are there. Ms. Keller indicated that the site lines are actually better than at Beaver Dam Road/Clifton; site line is all the way down to the railroad tracks. Mr. Fennelly reiterated that he also observed that the line of site is better from the new parking than from the existing parking lot.

Mr. Bornstein asked what the pedestrian circulation is proposed, noting there are no sidewalks on that section of Beaver Dam. Ms. Keller indicated there is fencing along Beaver Dam and second fence for the field, behind the bleachers and that will be the connection between the lots/field. It will be self-contained on the site and keep people off Beaver Dam Road.

Mr. Bornstein also asked if the project meets all the ADA requirements and does it have to? Ms. Keller said yes she believes they are meeting all the requirements, required to have 2 ADA spaces and they have them. She indicated they propose to use railroad ties to designate the parking spaces. Currently no handicapped spots so this would be an improvement.

Mr. Bornstein asked if the water quality area would just be loam and seed.

- Front parking area 1' - 1.5' deep
  - Graded to be a natural bowl
  - Anticipate loam and seed
  - Previously no drainage
- Back parking area is about 2' deep
  - Loam and seed
  - Meet stormwater criteria
- Amory report suggested there be a low barrier in the water quality areas
  - Potentially alternating boulder and shrubs something that will stop a vehicle
  - Will be in the conditions
  - No concerns on water retention
- Drainage report – swales retain water less than 72 hrs. as required

Mr. Limbacher asked for some clarification on the scope of work for the project. Ms. Keller indicated;

- No work on the actual field
- Small portion of tree clearing to the rear where the larger swale is located
- Mr. Limbacher noted concerns over signage to identify where the field is and parking
  - Currently only “No Parking” signs along the entrance planned
  - Look to add some directional signage for field and parking

Public Comments:

Ms. Becky Malmut resident at 195 Beaver Dam Road asked,

1. How was the number of spaces determined?
  - a. Parking determined from observation of cars parked on Clifton and Beaver Dam Roads during games.

- b. Teams using the field consist of 12-15 players, 20-30/game, two games coming in and out it is doubled. Used a percentage to come up with the number of spaces.
2. Will the White Birch be the only tree removed from the fence line?
  - a. Trees between the fencing will not be disturbed
  - b. Birch will be removed
3. What is total square footage of trees lost in the wooded area?
  - a. An area of about 10' at the bottom by 50' at the top, do not have square footage
  - b. Area of scrub brush before get into the trees, hope tree clearing will be minimal

Ms. Malmut felt that 20 spots is a lot for the second parking area. She opined if it was less then there would be less space of the wooded area that is lost.

Ms. Barbara Keefe resident at 8 Clifton Ave. commented that when there is a change of games is when the 20 spaces are needed. She said that is the busiest time and this year that is on Saturday mornings.

Mr. Fennelly commented that certain times of the season are denser than others. He indicated that he had passed by recently and saw 4 cars on Beaver Dam and looked down Clifton and cars were parked all the way down the street past the parking lot. He said they wanted to make sure they had enough parking spots to get all those people off the street.

Ms. Keefe commented if there could be "No Parking" signs on Beaver Dam it would be helpful and make it easier to pull out of Clifton Ave.

Mr. Steve Johnson resident of 22 Thomas Ave. commented that making the parking lot one way is almost a necessity, but what can be done to make sure people don't park on Clifton Ave. Ms. Burbine opined a letter should be sent to Traffic Rules and Regulations to ask them to make a recommendation to the Selectmen for "No Parking" signs. She said hopefully all this parking will preclude people parking on Thomas Ave., etc. She said see how it plays out and if there is an issue to come back to the Board. Mr. Fennelly opined that we can also work with the Little League and Coaches to get parents to park in the lots and if there are people parking illegally to call the Police.

Ms. Pat Devine resident at 8 Thomas commented that she is very appreciative of all the thinking that's gone into this and listening to the wishes of the residents to keep the island. She said this has turned out exactly as she wanted it, one in egress and one out egress. She indicated that the snow removal crew tends to shove snow into the parking lot and with the original plan and the entrance at Beaver Dam closed it would have been an issue, but happy now that one way is recommended. She commented that there is a large Maple tree that is leaning and asked if it would be removed? Mr. Fennelly indicated they were trying to preserve it, but could be put in a plan to come down. Ms. Burbine opined that the tree can be dealt with between Little League and Ms. Devine. If it can be saved, it should be, but if it is leaning and a hazard that is up to Public Grounds to determine. Mr. Pritchard asked who is responsible for maintenance and repair of the parking facilities. Mr. Fennelly indicated the DPW will responsible and that during off season they intend to gate off the back parking lot.

Resident of Thomas Ave. asked for the back parking lot if it would be beneficial at all to make it a right turn only out of the parking lot. Ms. Burbine indicated it would be impossible to enforce, but something that could be discussed with Traffic Rules and Regulations.

Mr. Rick English resident of 41 Thomas Ave. reiterated the need for the signs in the neighborhood to restrict the parking on the streets for safety of the kids.

Mr. Mike Tempesta resident of 3 Marion Road Ext. and current President of Scituate Little League thanked everyone involved in the project including the residents. He said this has been an issue and concern for years. He said once it is up and running they will continue to work with residents to do what is needed from the Scituate Little League point of view.

Ms. Burbine thanked the residents and Mr. Fennelly for bringing the project to the CPC.

*Motion:*

Ms. Lambert moved to make the following finding of facts:

1. The applicant submitted a site plan entitled Parking Lot Improvement Plan Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 stamped by Deborah W. Keller of Merrill Engineers and Land Surveyors for the Town of Scituate.
2. The improvements at Roach Field are funded through the Community Preservation Committee funds approved at the 2017 Annual Town Meeting. This shows community support for the project.
3. Roach Field currently exists off Beaver Dam Road with one gravel parking lot at the corner of Beaver Dam Road and Clifton Avenue. The property is in the Residence R-2 Zoning District.
4. The project proposes construction of a new gravel parking lot to the east of the existing field with twenty (20) parking spaces and a water quality swale. The existing parking lot at the corner of Beaver Dam Road and Clifton Avenue is being reconfigured to eliminate the egress onto Beaver Dam Road so there will only be egress from Clifton Avenue. Eighteen (18) parking spaces are proposed with a water quality cell. Two accessible parking spaces are proposed in the Clifton Avenue parking area. Circulation between the two parking areas will be on the inside of the existing chain link fence. The batting cage is proposed to be relocated to the north of the new gravel parking area with access outside of the chain link fence area of the existing field.

*To be amended with new language to discuss one way traffic and number of parking spaces to 16.*

5. The property at Roach Field is surrounded on three sides by existing residential development. Wetlands and the MBTA right of way are to the east of the site. Existing trees to the north and east will remain providing the adjoining premises with protection against any detrimental or offensive uses of the site. Clifton Avenue and Beaver Dam Road separate the ball field from the other residences. Parking is now proposed in site lots. The site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 Paragraph A.

The Scituate Zoning Bylaw Section 760.6, Table of Minimum Parking Requirements, requires the parking demand for uses not listed the zoning bylaw to be determined by the Planning Board. Twenty (20) new parking spaces have been provided in a new lot. Eighteen (18) parking spaces including two handicap spaces are provided in the reconfigured lot. There were existing twelve (12) parking spaces. Parking appears to be sufficient for the proposed use.

*To be amended to 16 parking spaces.*

The proposed driveway coming into the new parking lot is 24 feet in width. The reconfigured driveway on Clifton Avenue will be 24 feet in width. The parking areas are being constructed to



address the existing parking situation of parking on the street. The proposed parking provides off street parking and pedestrian safety.

*Language to be amended to discuss the width of the existing parking lot driveway, minimum of 14'-16' width*

Sight distances of over 600 feet are provided for the proposed parking lot. The site plan meets the standards for Section 770.6 B. and C. for traffic safety, ease of access, pedestrian safety, minimizing glare of headlights and access for service and emergency vehicles.

6. Existing trash receptacles will remain. Additional trash receptacles will be placed adjacent to the new parking lot. The Town of Scituate will be responsible for waste disposal on a weekly basis. An existing fire hydrant is located approximately 100 feet downhill of the proposed new parking lot entrance and there is a water line to the south dugout. The site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 D. for adequacy of methods of waste disposal, adequacy of water supply and fire- fighting facilities on the site.

*Language amended to at a minimum of once per week*

7. The site plan and stormwater report were reviewed by the Board's consulting engineer, of Amory Engineers, P.C. The stormwater system of water quality cells east and west of the field with crushed stone diaphragms for pretreatment has been designed to improve water quality by providing treatment, storage volume control and minimal infiltration for the rate and volume of runoff for the 2, 10, 25 and 100 year storms to the extent possible. There is a slight increase in the peak rate of runoff for the 25 and 100 year storms to Beaver Dam Road; however there is a slight decrease in volume therefore there will be negligible to no flooding impacts downgradient. Runoff from the new parking area will receive the required 80% Total Suspended Solids (TSS) removal. Runoff from the reconfigured parking area will receive 73% TSS removal which greatly enhances the stormwater treatment from existing conditions. The site plan meets the standard of Scituate Zoning Bylaw Section 770.6 E. and F. for adequacy of stormwater management.
8. The proposed parking lot has been graded to fit into the site to minimize cut and fill and tree clearing. Disturbance of existing trees along the east side of the site has been minimized. There are no wetland resources within 100 feet of the proposed site. A silt sock erosion control barrier will be provided. Three shade trees of a minimum of 2 1/2 " caliper will be provided. No outdoor lighting is proposed. The site plan meets the standards of Scituate Zoning Bylaw Section 770.6 G., H. and I.
9. The parking areas provide safe functional areas for pedestrians on the perimeter of the parking lots and inside a chain link fence area adjacent to Beaver Dam Road. The gravel parking area is suitable for a seasonal recreational use. No bicycle parking is provided. The site plan meets the standards of the Scituate Zoning Bylaw Section 770.6 J.
10. The site plan entitled Roach Field Parking Lot Improvement Plan, Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 by Deborah W. Keller, P.E. of Merrill Engineers and Land Surveyors meets the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Review Standards of Review to a degree consistent with reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located.

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

Ms. Lambert move to approve the site plan and stormwater permit for Roach Field Parking Lot Improvement Plan, Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 by Deborah W. Keller, P.E. of Merrill Engineers and Land Surveyors subject to the following conditions:

1. The project shall be in accordance with the site plan entitled Roach Field Parking Lot Improvement Plan, Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 by Deborah W. Keller, P.E. of Merrill Engineers and Land Surveyors for the Town of Scituate. Any further changes from these plans other than to incorporate the conditions below will require approval of the Planning Board.
2. Materials and details of construction shall meet all requirements of the DPW, Board of Health, Fire Department, Conservation Commission, 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 this site plan. All necessary permits and approvals must be received prior to construction.
3. Any plan changes or changes from the proposed materials shall be submitted to the Planning Office to determine if changes are insignificant or require a permit modification approved by the Town Planner or Planning Board. The stormwater management system, grading or parking lot locations shall not be changed without prior written approval of the issuing authority. Failure to obtain written approval is a violation of the town of Scituate Stormwater General Bylaw and subject to fines.
4. The number of parking spaces for a baseball field is not specifically regulated by the Table of Minimum Requirements, Section 760.6 of the Scituate Zoning Bylaw, but is included in "All other uses" in this table subject to determination by the Planning Board. The 38 spaces shown on the plans including two spaces that are ADA/AAB compliant are based on estimated users of the baseball field from the amount of cars parking on the road now. The Planning Board determines the number of parking spaces shown on the plans (38) is adequate for the proposed use. The Applicant should report back to the Planning Board at the end of the first year of operation of the parking lot improvements to determine if parking is acceptable. No parking signs shall be placed along Beaver Dam Road and Clinton Avenue by the ball field.

*Amended to 36 spaces, add quotation to "No Parking" sign*

5. Approval of a new curb cut on Beaver Dam Road must be obtained from the Scituate DPW.

**Prior to Scheduling the Pre-Construction Conference**

6. The following items shall be added to the plans prior to scheduling the pre-construction conference:
  - Seed mixes shall be shown on the plans.
  - A low impact barrier between the parking areas and the stormwater best management practices (BMP) shall be added to the plan to prevent vehicles from driving into the BMPs.

*Language amended to add – signage for ballfield, material of ADA parking spots, one way circulation from Beaver Dam Road through to exit on Clifton Ave.,*

7. Prior to scheduling the pre-construction conference:

- A list of inspections to be provided by the engineering division shall be provided to the Town Planner; A schedule and sequence of construction activities shall be provided to the Town Planner;

### **Construction**

8. A pre-construction conference will be required prior to the start of construction, including a representative of the DPW, the Conservation and Natural Resource Officer, the DPW or its representative, the site contractor and the Town Planner.
9. Any work within the ROW of Beaver Dam Road or Clinton Avenue shall be coordinated with the DPW. The DPW shall be notified prior to the start of work within the either road ROW. Other than as required by this work, there shall be no parking or idling of vehicles on Beaver Dam Road or Clinton Avenue during construction.
10. Stormwater control measures shall be maintained according to plans and Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan contained in the Stormwater Report submitted for the project. All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place.
11. A crushed stone construction entrance as detailed on the plans shall be required and installed prior to the start of work in any area. Runoff shall be directed to the line of erosion control and not into any street.
12. The Town Planner shall be notified when erosion control measures are in place, when construction begins and when construction is completed. If deemed necessary by the Town Planner in consultation with the DPW Engineering staff, temporary sedimentation basins, check dams, silt socks and or noise and dust control may be required in addition to the erosion control measures shown on the plan. All erosion control measures shall remain until the Town Planner determines that the danger of erosion or sedimentation no longer exists.
13. Construction shall proceed according to the erosion and sedimentation notes.
14. Construction work shall not begin prior to 7 AM weekdays and 8 AM on Saturday and shall cease no later than 7 PM or sunset whichever is earlier. No construction shall take place on Sunday or legal/federal holidays.
15. The three proposed trees shall be a minimum of 2 ½" caliper in size.

### **After Construction**

16. A-set of As-Built Plans stamped by a registered surveyor and reviewed by the registered professional engineer who designed the system shall be submitted to the Planning Board within 30 days of completion of the work. This plan shall include the construction conditions of the stormwater management system, grading, parking lots and driveways. The As-Built Plan must be found in compliance with the approved permit. All grading and landscaping must be complete prior to the as-built submittal.
17. Underground irrigation systems are prohibited from connecting to the town's water distribution system or in any manner using municipal water. All irrigation systems installed must be supplied by on-site sources at the expense of the property owner, with an equal fine levied on the installer of the system.

*Amended to add #18 to cover DPW maintenance of parking lots and Stormwater. #10 copy and paste into post construction. DPW is responsible for swales, etc.*

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

**Site Plan Waiver – 10 New Driftway- Jacob Hatch Building**

**Assessor's Map/Block/Lot 53-5-36E**

**Applicant/Property Owner: Joseph Scanzillo, Country Way Associates, LLC, Jacob Hatch Condominium Trust**

**Document**

- PDF of application dated 5.11.18
- PDF of letter to the Board from Joseph Scanzillo dated 5.10.18
- PDF of Master Deed for 10 New Driftway
- PDF scan 236 10 New Driftway
- PDF scan 237 10 New Driftway
- Word Doc Transmittal Letter dated 5.15.18
- Email to Karen Joseph from Conservation Agent dated 6.7.18

Attendees: Joseph Scanzillo, Country Way Associates, LLC; Russ Anderson, Country Way Associates, LLC

Mr. Limbacher recused himself and was not present in the room for this discussion.

Mr. Scanzillo indicated;

- 24,291 sq. ft. building
- 81 required spaces
  - 1 spot/300 sq. ft.
- Would like to add 15 additional spaces
  - Use porous permeable pavement
- Current Stormwater Management meets needs
- No work being done on the building
- No change of use
- No impact to the neighborhood
- Find people's habits changing – parking lot being overburdened
  - People parking on walkways
  - Grass areas
  - Fire access road way
  - Across the street in vacant lot
- Want to improve safety
- Simple analysis for 15 spots
  - Proposing spots at bottom of the lot
  - Minimal elevation between proposed and existing lot
  - Move one line of parking 15'-16' which creates second row
  - Does not trigger Bylaw for Site Plan Review
  - Still working with Conservation, but pretty far along
- Conservation Comments to the Board
  - NOI has been submitted

- Subject to stormwater review and DEP regulations
  - Stormwater review has not been completed

Ms. Joseph indicated that the plan does meet the requirement for Site Plan Waiver for the Planning Board. She said all other permitting will go through the Conservation Commission and is under their jurisdiction.

Mr. Pritchard opined that the applicant will be going into the 50' buffer zone. He noted that there is a retaining wall being built that will push further into the buffer. Ms. Joseph reiterated that is the Conservation Commission jurisdiction. Mr. Scanzillo indicated there is already a retaining wall that they will be taking down and replacing and the limit of the work will be very close to the footings and they are working with Conservation on the design.

Ms. Burbine indicated that Mr. Scanzillo had thought he did not need to come before the Board for a waiver. She opined people's habits have changed, tenants have added people as well; the building hasn't changed, but the number of people in the building has increased. She stressed that in terms of the Planning Board stormwater and Conservation issues are not in the Boards prevue. She opined it is not the Boards decision on what can/can't be done in the buffer, but once the applicant gets through Conservation they could build 15 spots.

Mr. Pritchard opined that since the Board approved the Site Plan then it is in the Boards prevue. Mr. Pritchard asked why 15 spots and is there any data to support. Mr. Scanzillo said they need to maintain travel lanes and have observed and counted cars parking in places they shouldn't. The new parking is going back to back with a current 15 bay row of spaces. He said even with fewer spaces the same amount of parking width needs to be maintained, a travel lane needs to be provided. He said you cannot provide a travel lane that is like a funnel.

Ms. Joseph indicated the parking needs to be reviewed by Conservation, everything is under accordance with zoning and the applicant is being proactive with health, safety and welfare.

Mr. Scanzillo indicated that the proposal makes the most sense, it is the best location, pushing the spaces forward will then double the middle lane of parking. It will take 16' of his land for the 15' spaces.

Mr. Pritchard said it is the job of the Planning Board to demonstrate the need of the parking spaces. Mr. Pritchard indicated he thought there should be more information/analysis to show the need. Mr. Scanzillo offered to have the tenants of the building write letters to the Board with comments about not having enough parking.

Mr. Steve Bjorklund commented that the applicant meets the minimum requirement of the bylaw 760.6 for parking, but it does not say anything about adding more. Mr. Pritchard said he is just trying to validate the change.

Mr. Anderson commented that they have been observing the overburdening of the parking lot for years. They have not done a formal analysis. The proposed location is a straight line, engineering wise, design wise and flow wise makes the most sense and will hopefully be a sufficient number of spaces. He said it is becoming a danger and problem for the people that are there. He indicated this question has never come up before.

Ms. Burbine opined this is the same as the baseball field; they were looking at the number of people parking on Clifton and Beaver Dam and they figured out that is what was needed. The applicant has come in saying they need more parking; that the original permit stipulated 81 parking spots years ago, times changed. Ms. Burbine does not have issue with waiving this to go to Conservation and putting conditions on it.

Mr. Pritchard opined the standards that we are viewing these things may be too low and we may need to relook at those standards. Mr. Pritchard said he is willing to let this issue be handled with the Conservation Commission making recommendations.

Ms. Joseph said Conservation will be looking at the stormwater, buffer zone, etc. everything in their prevue. She indicated the Conservation Commission brought this issue to the Planning Board.

Mr. Bornstein asked about the comment on the plan notating “no parking 50’ from Chief Justice Cushing”. Mr. Scanzillo said that it is an error and will be removed with final plans submitted to the Conservation Commission.

*Motion:*

Ms. Lambert move that the Planning Board finds the proposed site work is minor in nature because there is no building work proposed, no additional business or commercial uses will be created and the amount of parking required by zoning is already built on the site with 81 existing parking spaces for 24,291 sq. ft. of office space. The applicant proposes to add 15 additional parking spaces to the site in order to service the number of daily visitors to the site as some of the site uses have frequent turnover and multiple cars for the same appointments. The proposed parking is proposed as permeable pavement and there is currently an existing stormwater management system on-site. The Board proposes to grant the site plan waiver for Joseph Scanzillo of Country Way Associates, LLC and the Jacob Hatch Condominium Trust for property at 10 New Driftway with the following conditions:

1. Construction shall comply with the improvements shown on a plan entitled Notice of Intent Plan for 10 New Driftway, Scituate Mass revised dated 1/31/2018 submitted with the application.
2. Approval is contingent upon all local approvals being obtained from the Town of Scituate inclusive of the Scituate Conservation Commission.

Mr. Bornstein seconded the motion; the vote was unanimously in favor. Mr. Limbacher did not vote.

**Accessory Dwelling – 10 Driftway**  
**Assessor’s Map/Block/Lot 68-02-002**  
**Applicant/Property Owner: Harry Dennis Snyder**

**Document**

- Email to Karen Joseph from Harry Dennis Snyder requesting application be withdrawn

*Motion:*

Ms. Lambert moved to accept the applicant's request to withdraw the application for an accessory dwelling special permit at 10 Driftway without prejudice.

Mr. Bornstein seconded the motion; the vote was unanimously in favor. Mr. Limbacher did not vote.

### **Scituate Beach Association Parking Lot**

#### **Document**

- PDF of GIS Maps
- PDF Memo to Town Planner from Scituate Beach Association dated 5.22.18
- Letter dated 6.12.18 from resident Ms. Della Shepherd

Attendees: John Danehey, member of Board of Directors for Scituate Beach Association; Peter Minich, President of the Association.

Mr. Danehey indicated they are before the Board informally to provide answers to questions regarding the Beach Association's existing parking lot.

- Conservation Agent let applicant know the Planning Board was interested in seeing plans
- Address concerns of some form of asphalt pursuant to bylaw be discussed
- Memorandum sent with history of Scituate Beach Association
- Pre-existing structure and parking lot
- Plans:
  - After storms of March and January
    - Went back to put more stone to fill in and make more appealing
  - Property is open – people think it is vacant, use without permission
  - Put gravel down, there has been gravel, has been washed out
  - \$6,000 investment for the parking lot
    - Clear back the grass
    - Clean up
    - Gravel
    - Get rid of pools of standing water
  - Conservation issues, but have not applied with them yet
    - Will file with Conservation when ready
  - No plan to reconfigure parking lot- grassy island stays
  - Executive Board of Directors has discussed pressured treated wood to help gate off the lot
  - Asphalt would not make sense, because of marshland
    - Need to find out the buffers
  - Trailers used only for the summer – only for members
    - \$120 to join, \$100 for trailer
    - Boat on lot is temporary

Ms. Lambert opined it looks better than it has, but would not like to see it blocked off.

Mr. Limbacher asked if there is a master plan for the area. Mr. Danehey indicated there is not at this time. Mr. Limbacher opined that once made more attractive it will encourage even more misuse. Mr. Minich said that it is very much policed by the neighbors.

Mr. Bornstein asked Mr. Danehey to explain for the record the history of the parking area.

- 1915 purchased as Scituate Beach Association (SBA)
  - Used for fields for the kids
  - After 1900's Sand hills area was populated as summer cottage community
  - Field built for summer people
- 1929 bought corner lot where SBA building is located now
  - Used for social events
- 1929-1942 on going use for the Beach Association
- 1942 – Building used for army – coastal watch
- 1944 – back into Scituate Beach Association hands
  - Summer use only - mid June to Labor Day parade since 1928
- 1990's saw a change to year round residences
- Now open's on Ship Shape Day and very last event is Halloween family event
  - Some small events in September
- Parking lot originally across the street was larger
  - 1962 sold part of land to the town for a pumping station
  - Parking depends on the event
  - Not just local to Sand Hills, get participation from all over Scituate
  - Average number of cars:
    - Concert 30-40 cars
    - Ice cream social during the week 4-5 cars
    - Labor day most parking
  - Trailer parking – more members taking advantage of
    - About ½ dozen
    - 4 trailers now, expect 1-2 more
    - Don't want more than ½ dozen
  - Maintenance only to existing parking lot
    - No intention to expand
    - Before anything done have to go to Conservation

Ms. Joseph indicated that the Association came to the Board to determine if a waiver is needed or if the proposal is just maintenance. She opined that upon review of the historical documentation the parking lot has been in existence and maintenance of the gravel seasonal parking lot would be appropriate; it will need to go through Conservation. Mr. Pritchard agreed so long as there is no intention to expand. Ms. Burbine added not to gate it off. Ms. Joseph noted that the parking lot is all in the flood plan and there is a comment letter from an abutter whom is present.

#### Public Comment:

Ms. Della Shepherd resident of 70 Scituate Avenue indicated that there is too much parking there now that is not healthy for the salt marsh or the neighborhood. She said parking has increased, generating trash and traffic in the neighborhood. She indicated that she has been picking up the trash in the area. She questioned what the capacity is and what does the Association want it to be? She opined that when there are 40 cars parked in the lot they are within 10' of the main water resource



for the salt marsh. She feels there should be a review of what they want to do there now and what the project is; how will they protect the salt marsh and the neighborhood. Ms. Burbine opined the Conservation will have a lot to say about the salt marsh. Mr. Pritchard asked what the capacity is. Mr. Danehey indicated he did not know. Ms. Lambert noted that parking in the area during the summer is difficult regardless. Ms. Burbine asked if there are beach stickers being given out. Mr. Danehey said they have discussed it, but they are not doing that at this time.

Mr. Pritchard commented the Association should make sure they maintain and don't encroach on the area. Ms. Burbine asked that they be kind to the neighbors.

### **Surety Release 529/531 Country Way Common Drive**

#### **Document**

- Email to Karen Joseph from Paul Sheerin dated 6.8.18 with request for release of surety.

Ms. Joseph indicated the top coat has been completed and as-built has been received.

#### *Motion:*

Ms. Lambert moved to release the surety being held for the 529/531 Country Way Common Driveway of \$15,000 plus accumulated interest of \$45.91 for a total of \$15,045.91 as the top coat has been installed, the common driveway is completed and revised as-built showing the top coat has been added has been received.

Ms. Lambert moved to release the remaining funds in the Planning Board Guarantee Account of \$465.00 as all the work is completed and there will be no further inspections.

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

### **Form A – 1 Crescent Ave**

#### **Assessor's Map/Block/Lot 56-2-17F**

#### **Applicant: One Crescent Ave Realty Trust**

#### **Property Owner: Douglas William Cooke Garnett and Susan Post Garnett**

#### **Documents**

- PDF 3940-fma application
- PDF 3940-fma site plan
- PDF 13722-169 deed
- PDF Tax Bill dated 5.21.18
- Document of Transmittal letter dated 5.31.18

Attendees: Steve Bjorklund

Mr. Bjorklund indicated,

- Location is on 2<sup>nd</sup> Cliff, Crescent Ave. and Bridge Street
- Was 2 lot - a large home was built in the middle of the lots
- Taking home down and re-creating 2 individual lots
- Note on the plan with Common Driveway
  - Not a buildable lot until Common Driveway approved

- Note 11 on the plan
- All uplands
- No parking issues

Ms. Joseph indicated the Board can endorse, because every lot has frontage and access, all uplands, note that lot is not buildable until a common driveway is approved.

*Motion:*

Ms. Lambert moved to endorse as Approval Not Required a Plan of Land in Scituate, MA Showing a Division of Parcel 56-2-17F 1 Crescent Ave prepared by Ross Engineering Co., Inc. for applicant One Crescent Ave Realty Trust and owner Douglas William Cooke Garnett and Susan Post Garnett, dated 5-23-18 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. Lot 2 is labeled not a buildable lot until a common driveway has been approved.

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

### **Open Space Parking Projects:**

#### **Documents**

- PDF West End Trails
- PDF of Memo on Open Space Parking Projects
- PDF Con Parking Lots 2018 06 06
- PDF Section 770 Site Plan Review Bylaw

Attendees: Frank Snow, Chairman of Conservation Commission

Mr. Snow on behalf of the Conservation Committee to discuss access and parking to open space in the West End.

- Acquiring a large number of parcels of open space
  - Access is limited
  - Trying to create roadways and parking so people can utilize the open space
  - Make accessible, including Disabilities Commission
  - Make more user friendly
  - Working on trails in conjunction with these
  - Parking areas would be closed down to dusk
    - Gated
    - Working with Police and DPW
  - Signage and kiosks to help use the property
  - No lights
- 4 properties:
  - Damon Road
    - Improve the existing driveway
    - Create 7-8 car parking lot

- 200' ADA compliant walkway – compact stone dust, i.e. Driftway near Dunkin' Donuts
- Holly Crest Road – off Booth Hill
  - Unimproved dead end road
  - Extending 200' and create parking area
  - Will have handicapped parking
  - Will not have ADA pathway
  - Create trail that connects to Bates Lane property
  - Building walkway/pathway bridge across the brook on the property
- Bates Lane
  - Improve the access
    - Road already there, making couple of turn offs
    - Area that does not have much vegetation
  - Going to make Bates Lane better
  - Locate passed one home on Bates Lane
    - Discussed with home owner
    - They will help monitor
- Crosby/Appleton
  - 1000' of road – access to both Crosby and Appleton
  - Parking set back
    - Due to wetlands when enter the property
    - Increase the use of Appleton parcel
      - Potential for some farming
      - Outings by different environmental groups
    - 2 small parking spaces off Clapp Road
  - Appleton Field used for either agriculture or passive recreation
  - Wetlands replication
    - 4300 sq. ft., but providing 5100 sq. ft. of replication off Clapp Road
    - Fringe of the wetland
    - 5 bottomless culverts

Mr. Pritchard asked how the number of 7-8 parking spots was determined. Mr. Snow indicated they looked at other areas, Norwell, Hanover with Conservation Agent, wanted to have a handicapped space. He said that he has allowed parking on his property off Clapp Road and has observed on the weekend 3-4 cars. He also noted the Mount Hope building that is across from trails and the observation there has been 3-4 cars. He said the Driftway is most used trail network and has handicap access, but it is easy to get to; they did not feel the need to go to that extreme. Mr. Pritchard asked what happens if the lot is full and is there anything to deter people for parking where they shouldn't. Mr. Snow indicated there are a couple of turnouts that could be used, but the grading and plantings around the areas, stones can be placed around the edges.

Ms. Burbine asked who will be closing the gates?

Mr. Snow said they are working on a volunteer group:

- Get people to adopt these areas
- Having conversations with DPW to have the areas plowed
- Discussions with Police
- Adopt rules - with Animal Enforcement Officer

Ms. Joseph indicated that the Board should determine whether there is any permitting that needs to be done; the projects will be going through permitting with the Conservation Commission.

Mr. Snow indicated there have been meetings with abutters for the properties and will be having another open meeting in the upcoming month. There will be abutter notification with filings at Conservation, with exception of Damon. He said they are reaching out to people in the areas and getting input, also working with Police and Fire. He indicated that there may be an area which can be opened up to camping if the High School, Scouts or an organization similar would like to use. He said all this is in line with Conservation restrictions that are being worked on with the Wildlands Trust.

Mr. Pritchard opined he would limit the parking to what has been proposed and if it needs to be changed then it should come back before the Planning Board.

Mr. Snow indicated they are working to get a forester on board, so that the parcels could be used for some type of harvesting.

#### **50 Country Way – Emergency Access to rear of site:**

##### **Documents**

- Email to Karen Joseph from Peter J. Genta dated 6.4.18
- Email to Karen Joseph from John Chessia dated 6.9.18
- PDF of Special Permit – Mixed Use TC filed decision dated 5.21.15
- PDF of Greenbush LAU filing recorded May 2018
- Document of Owner's Agreement

Attendees: Peter J. Genta

Mr. Genta passed to the Board the plans and an email from Fire Department from Al Elliot. He indicated they are looking to get a temporary Certificate of Occupancy.

- Building C – would like a temporary Certificate of Occupancy for 7/1/18
- Building B – ready for August
- Building A - ready for September
- Preparing parking and curbing in a progression
- Order of conditions - emergency access/bike path connects through MBTA right of way to Drew Pl.
  - Asking to do in gravel
  - By September install the pervious pavement and install lights - or by when last building is ready to come on line.

Ms. Joseph indicated there were specific conditions required for this project and one of those was that the “emergency egress/ public access path had to be constructed prior to occupancy of any building.” She opined that as the Planning Board was the permitting authority should make the decision.

- Fire Chief comments
  - Would support if holds weight of fire truck
  - Would test fire truck on gravel

- Consulting engineer recommended testing as well
- If Building C given temporary Certificate of Occupancy
  - Will the emergency egress be taken out of commission in order to build it to its proper state?
    - Potential for a couple of days to construct to permitted condition

Ms. Burbine asked why not do it to the conditions and plan the first time. Mr. Genta said is a timing issue with the asphalt planning and this would generate some income to defray some of the costs.

Mr. Pritchard noted the Fire Department expectation is that pavement needs be completed by August 1<sup>st</sup>. Mr. Genta said they are trying to move tenants in beginning the week of June 25<sup>th</sup> - 27<sup>th</sup>; water and sewer fees have not yet been paid working with bank to have paid next week.

Ms. Burbine opined that the plan should be executed as the plan and not have a temporary fix. The Board feels that once the temporary egress goes in there will be less pressure to complete the job as conditioned. The Board is not going to move people out of their homes in order to get the conditions meet to have a permanent Certificate of Occupancy issued.

Other conditions that need to be met:

- Recreate the Weatherbee Building
- Affordable housing lottery ongoing, applications closed 6.15.18
  - Completed for occupancy
    - 1<sup>st</sup> available before the 7<sup>th</sup> market rate
    - 2<sup>nd</sup> available before the 14<sup>th</sup>
    - 3<sup>rd</sup> available before the 20<sup>th</sup>
    - 4<sup>th</sup> available before the 26<sup>th</sup>
- Owner's agreement just received – forwarded to Town Counsel
  - Not all required plans are provided
    - Don't know where affordable units are
    - Don't know where the parking spaces are
  - Needs to be recorded prior to occupancy
- Sewer is ongoing issue
- Questionable if the permanent easement granting public access over the walkway has been recorded.
  - Walkway through the property

Mr. Limbacher commented that the replicated building does not seem to have much done. Mr. Genta said the building is all framed out, but the bank is requiring that Building C be finished, then B then A. Mr. Genta to email a construction management schedule to the Board per Mr. Limbacher's request.

Ms. Burbine opined she cannot approve this.

Mr. Pritchard asked how an emergency access will be maintained once people are living there. Mr. Genta indicated that speaking with the Fire Department they do not envision large trucks, but more police and/or ambulance using the access. He said that days of working would have to be monitored and if need to move things off site they will be moved.

Mr. Genta opined that the project has taken longer and has been more expensive, but he has every intention of providing a good project for the town. There is no intention of leaving the temporary gravel, just asking for some leeway to collect some rents to help with costs.

Mr. Bornstein asked what type of gravel would be used. Mr. Genta indicated they would grade as necessary and have 4" of gravel. Mr. Bornstein commented why the base layers couldn't be done for the asphalt instead of doing the gravel. Mr. Genta did not think that approach could happen with timing for July 1<sup>st</sup>.

The Board requested that Mr. Genta come back on the 28<sup>th</sup> with;

- Definitive Plans and dates
- Fire Department sign off
- Plan of paving with building being occupied
- Checklist of other outstanding conditions
- Work with Town Planner on easement of public access path through the property
  - Deed restriction – Attorney should be to assist Mr. Genta

**Form A – 7 Elm Park**

**Assessor's Map/Block/Lot 54-01-23 & 25B**

**Applicant/Owner: Michael Reynolds**

**Documents**

- PDF Application dated 6.6.18
- PDF of Plan of Land dated 5.22.18
- Document of Transmittal Letter dated 6.6.18

Attendees: Brendan Sullivan, Cavanro Consulting, representing Mr. Reynolds

Mr. Sullivan indicated the Reynolds have come to an agreement with an abutter for septic system easement.

- Mr. Reynolds selling piece of land to Mr. Nisbet
  - Satisfy septic easement on the lot
  - Perk test have been done
- Parcel of land labeled as "non-buildable"
- Parcel A will be separate parcel
- Non-buildable will be hand written and stamped on the plan

*Motion:*

Ms. Lambert moved to endorse as Approval Not Required a Plan of Land in Scituate, MA Showing a Division of Parcel 54-1-23& 25B 7 Elm Park prepared by Cavanaro Consulting, Inc. for applicant Michael Reynolds, dated 6-6-18 as the division of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or change in lot line which does not alter the existing frontage as required under the Scituate Zoning Bylaw.

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

**Accounting**

## Documents

- PO # 1811206 (\$1,212.50), PO # 1811226 (\$119.21), PO # 1811241 (\$12.50), PO # 1811412 (\$37.74), PO # 1811580 (\$4,000.00), PO # 1811581 (\$15,045.91), PO # 1811582 (\$465.00), PO # 1811620 (\$910.00), PO # 1811637 (\$123.60), PO # 1811639 (\$4,000.00), PO # 1811673 (\$108.54), PO # 1811674(\$108.54), PO # 1811687 (\$377.50)

Ms. Lambert moved to approve the requisition of \$1,212.50 to Horsley Witten, Inc. for peer review for Seaside at Scituate – Toll Brothers, Inc., for \$119.21 to Karen Joseph for mileage, for \$12.50 to Nancy Durfee for training video, for \$37.74 to WB Mason for office supplies, for \$4,000.00 to GZA GeoEnvironmental, Inc. for Scituate DPW Municipal Vulnerability Grant Application, for \$15,045.91 to Marvell Homes, LLC for Surety release of Common Driveway 529/531 Country Way, for \$465.00 to Marvell Homes, LLC for refund of Planning Board Guarantee Account balance, for \$910.00 to Merrill, Inc. for Curtis Estates/90 Ann Vinal construction inspections, for \$123.60 to Brad Washburn for mileage, for \$4,000.00 to Doug Sheerin for surety release for Aquinnah Path, for \$108.54 to GateHouse Media for legal ad for 184 Country Way, for \$108.54 to GateHouse Media for legal ad for 10 Driftway, for \$377.50 to Horsley Witten Group for Seaside at Scituate, Toll Brothers, for \$22.50 to Brad Washburn for mileage reimbursement.

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

## Minutes

### Documents

- Meeting minutes from 5/24/18

Ms. Lambert moved to approve the meeting minutes for May 24, 2018.

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

## Liaison Reports:

### **ZBA – reported by Mr. Bornstein and Ms. Lambert:**

- Herring Brook Meadow will have another hearing
  - Sticking point is emergency vehicle access behind the building
  - Parcel will get flooded periodically
    - During flooding events
      - Underground parking will have lock box with keys
      - Third party will be able to move out vehicles if impending storm
  - Will have septic field
  - Dispute of tides and height
  - Board would like to send comments
    - Tie into Municipal Vulnerability Grant
    - Infra-structure that is at risk
      - Failure of septic system
    - First responders at risk
    - Not a favorable project
    - What is the proposal for building the concrete walls and rebar to prevent corrosion from the salt water?
    - What happens after 30 storms?

- Brad Washburn to put draft together of key issues

**CPC – reported by Ms. Burbine:**

- Presentation from Wompatuck School
  - Looking for \$300k for school playground
  - Suggested to do fund raising

**EDC – reported by Ms. Burbine:**

- Rehab grass lot behind Rocco's and Dunkin Donuts
  - Kiosk
- Meeting on June 25<sup>th</sup> at Brewery with stakeholders in Greenbush area

**Water Resource Committee – reported by Mr. Bornstein:**

- Going to Board of Selectmen shortly
  - Requesting letter of endorsement from the Board
    - All Board members in agreement

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

**Planning/Development Report**

- Site Plan Administrative Reviews coming
  - Jamie's
  - Shell Station in the harbor
- Common Driveways coming
- Morning Glories site
- Informal discussions
- Tree clearing line approved at 90 Ann Vinal/Curtis Estates

**Documents**

- Email to the Board from Shari Young dated 5.29.18 with Scituate Beach Association documents
- Email to the Board from Shari Young dated 6.8.18 with agenda for 6.14.18
- Email to the Board from Shari Young dated 6.11.18 with meeting minutes from 5.24.18
- Email to the Board from Karen Joseph dated 6.11.18 with meeting materials for 1 Crescent Ave., 7 Elm Park and 529/531 Country Way.
- Email to the Board from Karen Joseph dated 6.11.18 with meeting materials for 50 Country Way and 10 Driftway.
- Email to the Board from Karen Joseph dated 6.11.18 with meeting materials for Open Space Parking/West End Trails and 10 New Driftway.
- Email to the Board from Karen Joseph dated 6.11.18 with meeting materials for Fire Department and Roach Field.
- Email to the Board from Karen Joseph dated 6.11.18 with meeting materials for Roach Field.
- Email to the Board from Karen Joseph dated 6.12.18 with meeting materials for Roach Field.



- Email to the Board from Shari Young dated 6.13.18 with meeting materials for Scituate Beach Association.

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 10:20 p.m. Mr. Pritchard seconded the motion; the vote was unanimously in favor.

Respectfully submitted,

Shari Young  
Planning Board Administrative Assistant

Patricia A. Lambert, Clerk

Date Approved 6/28/18

