

SCITUATE PLANNING BOARD MINUTES August 13, 2015

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

Members Absent: None.

Others Present: Ms. Laura Harbottle, Town Planner.

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

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

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

Documents

- 8/13/15 Planning Board Agenda

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

**Public Hearing – Major Site Plan Review – 460 First Parish Road/606 Chief Justice Cushing Highway – Scituate Middle School
Assessor's Map/Block/Lot 32-9-A
Applicant/Owner: Town of Scituate**

Documents

- Transmittal to departments dated 7/2/15
- Application for Site Plan Administrative Review and Stormwater Permit received 7/2/15
- 11 x 17 renderings of Scituate Middle School by Daedalus/Dore & Whittier dated 6/30/15
- Parking Count aerials
- Scituate Zoning Map 10/25/11
- Narrative for Site Plan Review by Dore & Whittier dated 6/30/15
- Site Plans dated 6/30/15 by Nitsch Engineering and Dore & Whittier dated 6/30/15
- Letter dated 7/30/15 with revised drawings L2.00, L3.00, C3.0, C2.0 and C2.1
- Transmittal letter dated 8/6/15 with drop box locations for 6/30 and 7/30/15 submittals
- Email from Laura Harbottle to Board dated 8/11/15 with engineering peer review letter from Merrill Engineers
- Email to Board from Laura Harbottle dated 8/12/15 with Middle School Draft Traffic Study and Appendix
- Email from Laura Harbottle to the Board dated 8/13/15 with comments from the Water Resource Committee
- Email to the Board, applicants and representatives dated 8/13/15 on change in location of meeting
- Email from Laura Harbottle to the Board dated 8/13/15 with wetland review by Lucas Environmental
- Email to Board from Laura Harbottle dated 8/13/15 forwarding Design Review Committee summary of their meeting on 8/11/15
- Email from Karen Joseph to Board dated 8/13/15 regarding joint meeting

Chairman Pritchard opened the public hearing for a major site plan review and Stormwater Permit for the new Scituate Middle School for the Planning Board. He read the legal ad and a statement saying that a joint public hearing with the Conservation Commission was not taking place and the Commission would have a continued hearing on 8/19/15. The following members of the Middle School Design Team were present: Don Walter and Jon Richardson – Dore & Whittier Architects; Sandy Brock, Jennifer Johnson and Jeff Bandini – Nitsch Engineering, Civil and Traffic Engineers and Bill Brown- Brown Sardina, Inc., Landscape Architects.

Mr. Walter reviewed the existing site. He said a new Middle School and new auditorium for the High School would be constructed. He said there were two points of access – one from First Parish Road and the other from C J Cushing Highway. He indicated the High School currently has a looped circulation system from the two roads. He said the main entry for parent drop off /parking at the new Middle School will be from First Parish Road using the existing driveway. He said Cedarwood Road will not be used for vehicular access and the tennis courts and skate park will remain in their current locations. He said the main entry for the High School and busses will be from C J Cushing Highway. He indicated that the Middle School bus students will walk down the arts plaza and enter the school via the dining common. He said the school will house 6, 7 and 8th grades and they will be located in separate vertical pods. Mr. Walter said the existing vernal pool will remain and be enhanced by restoring the buffer around it and there will be a walkway to a dock for educational uses as water quality sampling and observation.

Mr. Brown indicated that handicap accessibility would be located by the front door of the Middle School as well as the sides and back of the High School so all areas are fully accessible. He said service would be in the rear with gated sections so there would not be full access around the school. He indicated that stormwater management is integrated into the plan and they are proposing the least amount of lawn as possible. He said they are saving the large oak tree by the entry and those around the vernal pool. He said there would be meadow grasses up to the vernal pool that would only require mowing once a year. He indicated there would also be using native species on the site as well as enhancing the buffer from the driveway to the vernal pool. Mr. Brown said there would be a science garden outside which will be integrated into the curriculum as well as a path and dock to the vernal pool. He said the Arts Courtyard would be an inviting space with benches and plantings. He indicated the specified ginkgo trees will be male and that the sweetgums will be moved back from walks. He said topsoil will remain on site and be enhanced with organics to increase drainage ability.

Jennifer Johnson, project engineer, indicated that electric, water, sewer and gas utilities exist on site. She said the proposed stormwater management system will be an improvement to the site as most of the stormwater is currently untreated. She said that they analyzed the four locations where stormwater currently leaves the site and under proposed conditions they are meeting quality and quantity at those locations. She said some of the site is in the Water Resource Protection District and groundwater recharge is being provided. She indicated that green filters will capture stormwater and send it to large subsurface infiltrators where it can soak into the ground thus not increasing the quantity of runoff offsite. She said there will be several propriety treatment devices for water quality improvement located in catch basins and manholes. Ms. Johnson said that the peer review comments from Merrill Engineers were minor in nature and can be easily addressed.

Jeff Bandini, transportation consultant of Nitsch Engineers, indicated they did a study in 2014 for the three major transportation nodes – C J Cushing Highway and the High School driveway, First Parish Road and the site driveway and the signalized intersection of C J Cushing Highway and First Parish

Road. He said traffic counts were done and they looked at the distribution of traffic at each drive. He said there are a lot of left turns going to First Parish, the turns coming out of the drive at C J Cushing Highway were split about 50/50 and many people use the transverse cut through. He said the Middle School traffic will come in off First Parish and could go through the Town Hall parking lot to get to C J Cushing Highway Northbound. Mr. Bandini indicated that all the bus traffic will come from CJ Cushing Highway and high school drop off will remain the same with people going through the back of Town Hall to get to First Parish Road. He said that based on the existing counts and projections using Institute of Transportation Engineers (ITE) standards, the traffic for the Middle School will not be doubled. He indicated having separate right and left turns out of the First Parish driveway and to C J Cushing Highway with a 400 foot que lane will be beneficial. Sandy Brock, PE from Nitsch Engineers, said that the functions on the site will change over the next few years as police and fire relocate so traffic will be different when the Middle School opens.

Ms. Burbine asked about the proposed looped traffic flow at the High School and Middle School. She said the intersections are dangerous and asked if they have considered right turns only at First Parish and C J Cushing Highway at certain times of the day. Mr. Bandini said that restriction of access has not been considered. He said C J Cushing Highway is a state highway with a separate permitting process. Mr. Walter said restricting access to First Parish Road with just right turns has not been discussed. Ms. Burbine said she doesn't like the gates at the back of the school and thinks the flow should be one way all around. Mr. Walter said that would encourage traffic to cut through the Middle School which is undesirable. Ms. Brock said that separate bus and parent drop offs without other traffic increases safety for all. Mr. Walter said the project will go out to bid in October with the bid opening at the end of November and construction will commence in December or January.

Ms. Harbottle indicated that the property is in the Water Resource Protection District (WRPD) as well as a Zone II to a public well so stormwater is a significant issue. She said the volume of stormwater wants to be captured on site and improved prior to discharge to the WRPD. She said there will be a significant improvement over what is there now as the bus storage will be removed reducing impacts to the drinking water supply. Ms. Harbottle said that the treatment will occur in bioretention basins which will need to be maintained according to an Operation and Maintenance Plan. She indicated that the town's consulting engineer would like additional soil testing in the bioretention areas, an engineering stamp on the engineer's certification and documentation on the proprietary stormwater features. She said the area by the vernal pool is being reviewed by the Conservation Commission and is not a big issue for the Planning Board. She said the goose problem should be improved with the proposed taller grasses and vegetation. She said the Town hired a peer review engineer to review the traffic which will be done by the next meeting. She also indicated that the Design Review Committee has reviewed the project twice and they are satisfied, although they are still interesting in reviewing the signage.

Martha Cook of the Water Resources Committee and also an abutter said the landscaping and civil engineering does impact their zone of concern. She said she likes the plantings around the vernal pool and also likes the stone dust path to its dock. She said she is concerned that the impervious coverage exceeds 15%. She indicated that their committee will need assurances that the water retention systems will be properly maintained. She asked that they use drought resistant plants. Mr. Brown replied that all the plants are drought resistant and the grasses are just cut in the fall. He said the bioretention areas will be low maintenance and will only need to be mowed once per year. He reiterated that they are trying to minimize areas that need mowing. Ms. Cook asked about adding tree boxes for added water filtration. Ms. Johnson said that the bioretention basins are big tree

boxes. She said the Best Management practices chosen for the site are easy to maintain with trash and sediment being visible for more likely maintenance. She said an Operation and Maintenance Plan has been completed and will be given to the Town for future maintenance. Mr. Walter emphasized that water quality features have been added to the inside of the building as they are pursuing LEED certification.

Katie Miller of 538 First Parish Road advocated for a cross walk and push button signal for kids crossing Route 3A to the west. She said she would like her kids to be able to walk to school to reduce traffic. She asked how the Town is working with the state, if they had contacted their representatives and what can she do. Mr. Walter said he had no answer and would bring the information back to his client. Superintendent McCarthy said the school is concerned with the safety of traffic and walkers and this location was chosen because it has access. He said he has talked with Representative Cantwell and is trying to set up a meeting with MA DOT to see what can be done on Route 3A. He said those improvements are outside the scope of the project.

James Hunt of 66 Mann Lot Road questions the Board on the level of review required for the school and said it should be the same as a private project. He said the level of service is unacceptable and a private project would be required to provide mitigation. He said it is not right to say that traffic is outside the scope of work and the Board should consider that. Chairman Pritchard said that a peer review of the traffic report is being done and the Board just received an updated traffic report on 8/12. Ken Chisholm of Cedarwood Road asked for confirmation that there was no plan to open the path for vehicular traffic to Cedarwood Road. This was confirmed. Janice Lindblom of James Way asked if a gate was going to cause more traffic issues. She said High School students can go to the back of the school now and park separating them from parent and bus drop off. Mr. Walter said that the two buildings are separate entities now for parent drop off and they don't want Middle School traffic going around the High School and High School traffic interfering with the Middle School. He said they feel the system will work and if the gates don't work they will have to open them. He said the longer bus que should provide more space. Dan Rosen of Jackson Road asked what the situation was going to be during construction and if there could be a test run. Mr. Walter said that First Parish Road will be the construction entrance so the High School will be forced to use the new traffic pattern and High School students can still use the drive behind Town Hall.

Mr. Taylor asked where the busses are going to be parked. Mr. Walter said they are being moved off site. He asked if there was going to be more green space to the northeast. Mr. Richardson said they needed parking. He said there is an increase of 160 parking spaces on the site with 125 for the Middle School. Mr. Taylor said he would like to see a crosswalk and signalization on Route 3A. Mr. Walter said they will work on it and will do what they can. Mr. Limbacher asked what the 125 parking spaces are based on. Mr. Walter said it is based on 80 staff and parking for visitors and is more than Gates has now. He asked about the site utilities. Ms. Johnson said there is already sewer, water, drainage and other utilities on site that will be reused. Mr. Richardson said they will be bringing a new high voltage electric line and transformer to the site. Mr. Limbacher expressed concern about the traffic flow onto and leaving the site and of giving the vernal pool access if it was going to be made more pristine. He said he liked the bioretention basins and asked about the soils investigations on the site. Ms. Johnson said extensive soil testing has been done with numerous test pits and borings. She said testing was done in almost every stormwater feature, but she would double check. She said they didn't want to impact any existing pavement and felt the data collected accurately portrayed conditions across the site.

Mr. Vogel asked if there were going to be any administrative adjustments for the traffic concerns as staggering start and end times and restricting parking at the High School to seniors and honor students. Mr. Greene and Chairman Pritchard expressed concern about snow removal after last winter's snow. Mr. Walter said snow will be stored on the south side of the parking lot and additional clearing there might be needed. Ms. Burbine asked if all the utilities would be underground. Ms. Johnson said that all of the existing utility poles would be maintained and services would be brought underground from them with crossings through the site maintained. She indicated there would be more lighting. Mr. Walter said the lighting would be pedestrian and vehicular safe and meet dark sky standards. Mr. Brown said there would be 20 foot high fixtures along the road and parking areas and they would be 120 feet apart. He said the pedestrian lights will be 12 feet tall and there will be lights in the back parking lot. Ms. Burbine asked that the bus loop and drop off loops be clearly identified by signage so that everyone can follow the flow. She asked if the roofs were flat. Mr. Walter said they were flat roofs, but the membranes are pitched to drain.

Chairman Pritchard indicated that the town's consulting traffic engineer is looking at some traffic issues which are significant. He asked about the water balance going to the vernal pool. Ms. Johnson said that water going to the vernal pool receives treatment prior to its arrival and it is within inches of what goes there now so that the existing habitat will be maintained. Ms. Brock said there will be an improved quality of base flow to the vernal pool due to the proposed bioretention basins.

Chairman Pritchard suggested that the time allotted for this hearing has been surpassed and a continuance to the next meeting would be necessary.

Superintendent McCarthy indicated that the traffic situation can be handled administratively with staggered start/end times. He said staggering high school and middle school times by half an hour would alleviate the traffic. He said it is not ideal program wise though. He indicated it is not a great site for traffic, but when the public safety moves traffic will be improved. He said the gates in the back on the east would be closed during the school day, but they can be opened after school for events. He indicated more parking is provided and with the added improvements, traffic can be mitigated administratively.

Mr. Taylor moved to accept the applicant's request to continue the Site Plan Administrative Review and Stormwater Permit public hearings for the proposed Middle School at 460 First Parish Rd/606 C J Cushing Hwy until August 27, 2015 at 9:00 pm. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Scenic Road Public Hearing – 61 Border Street

Assessor's Map/Block/Lot

Applicant/Owner: Kristen Lilly

Documents

- Transmittal to departments dated 7/6/15
- Application for Scenic Road work dated 7/6/15 by Grady Consulting, LLC
- Memorandum from DPW dated 7/14/15 and 7/30/15
- Email from Michele Bonomi dated 7/29/15
- Email from Laura Harbottle to Board dated 8/6/15
- Email from Michele Bonomi dated 8/9/15 with response from Laura Harbottle dated 8/10/15
- Email from Laura Harbottle to Board dated 8/10/15 with Stormwater engineering reports for site forwarded to Michele Bonomi

Ms. Harbottle indicated that there was a request to continue this hearing as the applicant did not have time to complete requested site distance information. Ms. Burbine moved to accept the applicant's request to continue the Scenic Road Act public hearing for a second driveway access of approximately 25' wide for a single family home at 61 Border Street, Assessor's Parcel 6-2-B, for applicant Kristen Lilly until September 10, 2015 at 9:45 pm. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Scenic Road Public Hearing – 46 Tilden Road

Documents

- Transmittal to departments dated 7/16/15
- Application for a Scenic Road Hearing and Plan dated 7/8/15 by Morse Engineering Co., Inc. for applicant John Tedeschi
- Email from Laura Harbottle to Board dated 8/6/15

Greg Morse and John Tedeschi were present for the applicant. Mr. Morse indicated that nine trees will be removed from Tilden Road right-of way for access and utilities to the lot. Ms. Harbottle indicated the site was a vacant lot and there would be temporary disturbance of about eight feet of stone wall for utilities too. She said the wall would be restored. She indicated that the applicant has agreed to provide six trees to the Highway Department for use rather than replant here as the frontage has quite a few trees. Ms. Burbine asked if access from Rachel's Way was possible. Mr. Tedeschi said it was a private way and would require an easement. Ms. Harbottle said there is an infiltration trench along the private way as well. Mr. Taylor asked why only six trees instead of nine were required and said he was satisfied as long as the Tree Warden was satisfied. Ms. Harbottle said it was what the Assistant Tree Warden asked for. Chairman Pritchard asked that the trees be located on a scenic road.

Ms. Burbine moved that the Planning Board vote to approve the removal of the following trees in the public right of way of 46 Tilden Road in connection with the access and sight distance for the construction of a proposed single family house: 9 trees consisting of (1) 18" Pine, (3) 12" Maples, (1) 8" Maple, (3) 6" Maples, (1) 3" Maple and saplings less than 3" within the proposed driveway/right of way to provide access and safe sight distance. No additional tree alteration in the right-of way is permitted. Approximately 8 linear feet of temporary stonewall disturbance for underground utilities will be required. Temporary stone wall disturbance will be repaired. The applicant shall provide six trees of native species of a minimum of 2.5" caliper to the Scituate Highway Department. The Highway and Public Grounds Department, with input from the Town Planner, will determine placement with locations on scenic roads preferred. Mr. Vogel seconded the motion. Motion was unanimously approved.

Accounting

Documents

- PO # 1600964 (\$1,300), PO # 1600965 (\$650.00), PO # 1600962 (\$108.54)

Mr. Taylor moved to approve the requisition of \$ 1,300.00 to Merrill Corporation for engineering peer review for the Stormwater Permit for 55 Gilson Road, \$ 650.00 to Merrill Corporation for construction inspections for Inly School classroom addition and for \$ 108.54 to Gatehouse Media

MA for legal advertising in the Scituate Mariner for 13 Trysting Road. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Minutes

Mr. Taylor moved to approve the meeting minutes of 7/23/15. Mr. Greene seconded the motion. Motion was unanimously approved.

Liaison Reports

Chairman Pritchard indicated that after six years the Selectmen would like a new representative to the Community Preservation Committee (CPC). Mr. Limbacher, the current representative, gave a brief description of the time commitment involved, indicating that it does take a time commitment as the member is a voting member. Chairman Pritchard expressed concern about changing many of the CPC representatives in one year and asked for volunteers. Ms. Burbine volunteered. Mr. Taylor and Mr. Limbacher expressed their support for Ms. Burbine. Mr. Greene moved to nominate Ann Burbine to the CPC. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Mr. Taylor summarized the Design Review Committee meeting from 8-11-15. He indicated that the group was satisfied with the Middle School and Public Safety Complex; however they would like signage to be presented to them when it is ready. He said that they liked the barn design for 13 Ford Place and would like the applicant to meet with them on September 8 again.

Ms. Harbottle indicated that DPW would like to do a subdivision tour with the Planning Board. They would like to bring a snow plow to Evangeline Drive to show the Board their concerns regarding road width and bituminous berms. The Board said they were willing to do this on a Saturday morning.

Mr. Greene said that he has been to the Recreation Commission meetings and Widow's Walk will begin to be profitable soon. He said the curb appeal is bad and they have obtained some prices for improvements. He said they are discussing improvements to the building and adding a function room. Mr. Limbacher said the golf course has been working with the Economic Development Commission on a marketing plan and hopes that maybe CPC funds could be used for recreational improvements to Widow's Walk. Mr. Taylor suggested that an inn, function hall and spa would really bring in revenue. Ms. Burbine said it was one of the most beautiful spots in town and does not believe the Town should ever sell the land.

Old Business and New Business

Documents

- Email to Board members dated 7/28/15 with materials for the review of the conceptual plan for stormwater design, Seaside at Scituate (Toll Brothers).
- Email to the Board dated 8/6/15 on Conroy, Lighthouse Boardwalk and Facebook page
- Stormwater Permit for 46 Tilden Road
- Stormwater Denial for 55 Gilson Road
- Email from Bob Vogel to Board dated 8/10/15 with response from Laura Harbottle same dated

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 9:10 p.m. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Richard Taylor, Clerk
8-27-15
Date Approved