

SCITUATE PLANNING BOARD MINUTES October 9, 2014

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

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: Selectmen's Hearing Room, Town Hall, Scituate, MA.

Chairman Limbacher called the meeting to order at 7:30.M. The meeting was being recorded for airing on the local cable television station.

Documents

- 10/9/14 Planning Board Agenda

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

Interview Design Review Committee Members

Documents

- Resume and letter of interest from John Roman
- Resume and letter of interest from Anthony D'Onofrio

John Roman is an architectural illustrator and graphic designer specializing in maps. Ten years ago, he was on the Canton Downtown Design Review Board for 2 years. He said he wants to contribute to Scituate's character by using his strengths in visual arts, analysis of compatibility of surrounding environments, knowledge of facades and blue print reading. He said he has a good sense of color and composition, what provides curb appeal, signage and working with others. In response to Mr. Taylor's question about an architectural style for Scituate, Mr. Roman said that renovations can occur without contemporary looks by using historically looking materials such as shingles.

Mr. Pritchard asked Mr. Roman about his most difficult challenge in Canton. He indicated that it was having people come to the Board in Canton as it was an extra step in the permitting process. He said that he is visually very strong with graphics and historic preservation. He indicated that there were standards in Canton for size and location of signs and his skills helped him improve readability and color associations on signage. He said that he wants to help the Town keep its quaint look. He said a recent positive example was the old Quarterdeck location. Mr. Roman thought that they have successfully worked the old structure with new renovations.

Anthony D'Onofrio said that he has lived in Scituate since 1970 and has served on many committees including the Permanent Building Commission which he served on for over 20 years. He said he has gone through the High School project and many others. In response to Mr. Taylor's question about a project that could have turned out better, Mr. D'Onofrio said that the Senior Center renovations eliminated the ability for use of the second floor and it remains a safety concern today. Mr. Taylor

also inquired if there was an architectural style that Scituate should help preserve. Mr. D'Onofrio said that Scituate does have a character and the Design Review Committee needs to look at that. He said the Fire Station doesn't fit. He said that the color of the bricks and slope of the roof for Jenkins helped the building fit in. Mr. Pritchard asked about Mr. D'Onofrio's expertise. Mr. D'Onofrio said he was an architect with his own firm and mostly does commercial design along with some educational and residential projects. He said that he was looking for another committee in which to continue his public service as his talents were refreshed on the Public Building Commission. He said that as an architect, he has sat on the other side of the table with his clients and understands the process.

Mr. Vogel said that the Town will be coming to a peak in activity over the next 10 years with designs that will live on for the next 50 years. Mr. D'Onofrio said that they will need to work with the DRC to visually connect the Town during these projects. Mr. Greene asked if there was a visual style from a commercial point of view in town. Mr. D'Onofrio said that any building needs to be integrated into its surroundings as related to the Town. He said he has not done any work in Scituate recently.

**Continued Public Hearing – Definitive Subdivision Plan – 50 Country Way
Assessor's Map/Block/Lot 53-5-3 and 3B
Applicant/Owner: 50 Country Way Trust, C. Christopher Ford Trustee**

Documents

- Email dated 9/30/14 from Attorney Steven Guard requesting a continuance to October 23, 2014

**Continued Public Hearing – Mixed Use Special Permit in the Village Business Overlay District
- 50 Country Way
Assessor's Map/Block/Lot 53-5-3 and 3B
Applicant/Owner: 50 Country Way Trust, C. Christopher Ford Trustee**

Documents

- Email dated 9/30/14 from Attorney Steven Guard requesting a continuance to October 23, 2014

Chairman Limbacher indicated that the applicant has requested a continuance until October 23, 2014. No evidence or testimony was taken.

Mr. Taylor moved to accept the applicant's request to continue the public hearing for the for the Definitive Subdivision Plan for Greenbush Park at 50 Country Way and Mixed Use Special Permit in the Village Business Overlay District for 50 Country Way until October 23, 2014 at 8:30 p.m. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Presentation – Public Safety Complex – Acting Fire Chief John Murphy and Lt Mark Thompson

Acting Chief Murphy said that the Town is looking to build a new public safety complex. He said that the new complex would be both police and fire and dispatch as the town's stations are old and antiquated. He indicated that the location at Mann Lot Road and Route 3A would provide better

response times to the west end. He indicated that the Town meeting voted to build a new two new stations in 2000, but the projects were not approved at the ballot.

Acting Chief Murphy indicated that EMS calls were 2/3 of the fire department's business and that response times should be less than 8 minutes. He said the new location would result in better service and gains in revenue with aid to other towns. He said that "Time is Life". He said the new station would have laundry facilities, a new weight room, public bathroom and would be able to house 4 medics so that an ambulance and engine could go together and respond within 4 to 6 minutes to the west end and Hatherly and Gannett areas. Acting Chief Murphy estimated that in 5 years, half of the people who are transported to hospitals today will be treated in stations or brought to doctor's offices. He indicated the new station will also have a 50 person meeting room for training in house which would reduce costs as well as for emergency operations and public meetings. He said that Scituate has instances where police, fire, dispatch, National Guard and other emergency personnel during coastal emergencies. Acting Chief Murphy said that the Fire Department has no caller identification nor GIS as well as other technologies that need to be updated for dispatch and 911.

Lt. Thompson of the Police Department said that safety, functionality, efficiency are important for the department today. He said life today is different than when the station was built as a bomb shelter and the police are more proactive than reactive and are the community problem solvers. He said the technology must be updated as when a 911 call comes in it goes from dispatch then to fire and if it is a cell phone call it goes through the state police first. He said a combined dispatch would improve efficiencies. Lt. Thompson indicated that arresting procedures, evidence handling and male/female/juvenile requirements have changed over the years. He said the new station will provide for the safe handling and separation requirements that currently do not exist.

Acting Chief Murphy said that fires today are different than those in 1970. He said that in 1970 the conventional fire would start in a trash barrel and take 15 – 17 minutes to put out. He said that today with the use of all the synthetic and lightweight building materials that fires burn twice as fast and hotter and materials can fail in 3 – 5 minutes making it dangerous for occupants and firefighters. He said that Scituate has a number of houses that are 15 – 20 feet apart and on a windy day that can spell disaster. He emphasized that response times will be far better and the station at First Parish Road would still be operational so that first and second cliff areas will still have NFA response times of 4 minutes. Mr. Taylor asked if in 10 years the First Parish station would need major overhauls. Acting Chief Murphy said that the station, built in 1972, was designed to handle fires. He said that the station would become more functional with training and other functions being moved to the new complex. He said that the new complex would include communications and emergency back-up power and it will include everything in the price.

Lt. Thompson said there will be no firing range in the building. He said the new complex would provide much efficiency. Acting Chief Murphy said that the building would be maintained. Mr. Vogel asked if there were considerations for regional dispatch and what would be the advantage to maintain local dispatch. Lt. Thompson said that the other towns are not seeing the dollar savings and efficiencies thought and that a local dispatch could add more personnel in a storm emergency with local knowledge of streets and people. Acting Chief Murphy said that there will be a vote at Town Meeting for the public safety complex and Gates School. He said they would both be on the same ballot. He indicated final design would take 4-6 months with a projected summer start to construction. He said that he would send an electronic file with the plans. Acting Chief Murphy said they are trying to inform Boards and Committees about the project and that there would be 3 public sessions before Town meeting on November 13 for the public to be informed.

Interview Alternate Planning Board Members

Documents

- Letter of interest from Ann Burbine
- Resume and letter of interest from Patrick Conroy

Patrick Conroy said he is a juvenile and probation lawyer who has lived in town for 3 years. He said he wants to become more active in the Town. He said he has a good ability to break information into pieces and convey it at the people's level. He said that with 60% of the population over 60 in the near future and the distance to an urgent care facility, that he thinks the Town should be encouraging something in Scituate. He said that there are many young families moving in who like the area, but there needs to be more diversity in business' for them. He said that ethnic foods and specialty food stores are lacking. He said that many younger people do a lot of business on line so that tailored services are needed.

Mr. Conroy said that he thinks that Route 3A toward Cohasset is underdeveloped. He said he was aware that Toll Brothers will be coming in and the church area may face development. He said that many young people are not looking for "McMansions", but rather 2,000 sq. ft. houses with a yard. He said that he thought that it is just a matter of time before the federal government acquires coastal areas that sustain much damage. In response to Mr. Vogel's question about how the town could be developed, Mr. Conroy said he saw Scituate as having measured growth. He said if more homes are developed, business development should be expanded. He said that cities offer diversity that town's don't have. He said he was surprised that the Town lacked sidewalks and street lights. Mr. Conroy said that he hoped train service would resume on the weekends. He said Greenbush could be a destination with businesses but acknowledged that people in the morning and evening just want to get to and from work. He said that Scituate has good schools, but needs more businesses for young people.

Ann Burbine she would like to get back on the Planning Board as planning is her passion. She said she is on the South Shore Coalition, the Public Facilities Master Plan Steering Committee and Economic Development Commission. She said that it is hard to attract business to Scituate as it is hard to get to Scituate. She said she is in favor of a variety of housing for all ages and affordable housing. She indicated that foreshore protection is not just seawalls, but zoning. She said the Planning Board is the most influential board in planning for tomorrow. Ms. Burbine said the limiting factor in further development of the North Scituate business area is lack of sewer. She said that at one point in time there was an understanding that there would be no competition for the Harbor, but said that more restaurants will attract younger people.

Mr. Taylor indicated that the Board is working on bylaws on accessory dwellings, FAR and the Village Business Overlay District to be proactive. He asked Ms. Burbine what she thought needed work. She indicated that bylaws need some wiggle room and in any change the stakeholders need to be involved early. She said communication is key as people fear change. She said accessory dwellings should stay and that parking and how to allocate it is a big issue in town. Mr. Pritchard asked Ms. Burbine what things on the Economic Development Commission will require Planning Board action. She said that the Town needs to decide if it is looking to market to people to come and enjoy the Town's services or are the services for the residents. She indicated that important issues are affordable housing, the harbor and the masterplan needs revision every 10 years.

Mr. Pritchard asked Ms. Burbine if she was anticipating zoning changes as part of foreshore protection. Ms. Burbine said that the Town must decide that issue. She said climate change is a fact and the ocean is rising. She said the Town will need to decide what is best for itself. Mr. Vogel concurred that foreshore protection is a big issue on the local, state and federal issue. He indicated that Moody Street in Waltham has had a huge comeback due to restaurants and sidewalks. Ms. Burbine said that apartments and condominiums are located there as well. Mr. Taylor asked Ms. Burbine her opinion on underground utilities in the harbor. She indicated that it would be expensive and sea water could erode cables, but other towns have done it with utility companies adding extra on to electric bills.

Discussion on ZBL Section 610.1 A. Required Lot Areas

Documents

- Letter from Stephen Corsaro Esq. dated 9/26/2014

Chairman Limbacher said that this item was withdrawn from discussion for tonight as the Planning Department received a phone message late in the afternoon. Ms. Harbottle said that the Board received a memorandum from several Town departments this afternoon on keeping the bylaw intact and she agrees.

Vote on Design Review Committee Member and Reappoint members

The Board agreed that the two candidates both have different strengths and skills. Several people expressed interest in Mr. D'Onofrio as he is an architect. The Board discussed that architectural and visual understanding is a huge asset to the Board as many of the projects recently have involved colors, aesthetics, curb appeal and fitting in with the surrounding environment. The Board said that a new building will not fall down as it needs to be designed by an architect. The Board opined that Mr. Roman was animated, had energy and skills and had experience in Canton. They concluded that the bylaw does not say the person has to be an architect so that having an architectural background would be sufficient.

Mr. Taylor moved to reappoint Hal Stokes to a 3 year term on the Design Review Committee; Laura DeLong to a 2 year term on the Design Review Committee and John Roman to a 1 year term on the Design Review Committee. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Vote on Planning Board Alternate Member

The Board did like the freshness of Patrick Conroy, but liked the depth of knowledge and institutional knowledge of Ann Burbine. The Board liked the credentials, connections and involvement of Ms. Burbine as it is a huge asset to the Town. Mr. Taylor moved to recommend Ann Burbine to the Board of Selectmen as the next alternate Planning Board member. Motion was seconded by Mr. Pritchard. Motion was unanimously approved.

Accounting

Documents

- PO # 1502381 (\$88.44)

Mr. Taylor moved to approve the requisition of \$88.44 to Gatehouse Media MA for the legal ad in the Scituate Mariner for 47 First Parish Road Scenic Road hearing. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Minutes

Mr. Taylor moved to approve the meeting minutes of 9/25/14. Mr. Greene seconded the motion. Motion was unanimously approved.

Town Planner Report

Ms. Harbottle said that it looks like the Accessory Dwelling Workshop will be on October 23 and the Economic Development Zoning initiatives will be on November 6 with Matt Smith from MAPC coming in for that discussion. Ms. Harbottle gave some background about 40R which will likely be proposed from MAPC. She said it has everything that our Village Business Overlay District has, but there is a financial component from the state. She said that the state pays towns \$1,000 per residential unit and the town could get a larger sum of money if it adopts a higher density. She said it is a smart growth initiative with a residential component. She indicated that the process is a site plan review and not a special permit so the public benefit aspect would not be in 40 R. She said it requires 20% affordable housing with a density of 20 units/acre which is less dense than Scituate requires. She said that the 20% affordable housing does not count toward the town's 10%. She said the next step would be to invite businesses in Greenbush to a meeting to see how they feel about it.

Ms. Harbottle said that she will check into the yoga studio on Country Way to see if they are making improvements beyond what was approved. She said she will be pursuing the Riverway's surety.

Old Business and New Business

Documents

- Staff report for 9/25/14
- Email from Laura Harbottle with Jason Burtner's email on Ch. 91 license for Webster Street
- Draft Marshfield Smart Growth Bylaw
- Email dated 10-3-14 from Laura Harbottle on 40 R

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 10:30 p.m. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Richard Taylor, Clerk
11-6-2014
Date Approved