

TOWN OF SCITUATE

Planning Board



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone: (781) 545-8730
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January 17, 2012
Mrs. Bernice Brown
Town Clerk
Town of Scituate

Re: Site Plan Administrative Review for Riva Pizzeria
22 Country Way Map/Block/Lot 53-5-33
Owner: Shawn Harris
Applicant: John C. Cole

2012 JAN 17 P 1:15
TOWN OF SCITUATE

Dear Mrs. Brown:

At their regularly scheduled meeting of January 12, 2012, the Planning Board discussed the Site Plan Administrative Review under Scituate Zoning Bylaw Section 770 for opening of a take-out pizza business at 22 Country Way for Riva Pizzeria to be operated by applicant John C. Cole. The members present and voting were William Limbacher, Daniel Monger, Eric Mercer and Dr. Nico Afanasenko. The following motion was voted favorably with a unanimous vote of the members present:

MOTION: Move to make a finding that the attached site plan by the applicant titled Riva Pizzeria, 24 Country Way meets the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Review Standards of Review to a degree consistent with a reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located, and approve the attached site plan subject to the following conditions:

1. There shall be no other parking on Country Way other than the five pull in spaces shown on the plan and no parking on Ford Place.
2. The establishment shall not operate as a dine-in restaurant.
3. Signs shall be no larger than those existing and similar in style to those used at Riva in North Scituate.
4. Site Plan approval shall lapse after two years from the grant thereof if a substantial use or construction thereof has not sooner commenced except for good cause. Such approval, for good cause, may be extended in writing by the Planning Board upon written request of the applicant submitted to the Planning Board at least 60 days prior to the expiration of the two year period.
5. Use of 22/24 Country Way will not interfere with access to the easement behind 22/24 Country Way serving adjacent property.

Very truly yours,

William Limbacher

William Limbacher, Chairman

Cc: Planning Board
DPW Director
Building Commissioner

John C. Cole
Shawn Harris