

**TOWN OF SCITUATE**



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*Planning Board*

February 24, 2012

Mrs. Bernice Brown  
Town Clerk  
Town of Scituate

**Re: Site Plan Administrative Review – New marina building with additional office space  
25 Mill Wharf Plaza, Unit 2B  
Applicant/Owner: Ken Duval, Kent Street Corporation**

Dear Mrs. Brown:

At their regularly scheduled meeting of February 23, 2012, the Planning Board discussed the Site Plan Administrative Review under Scituate Zoning Bylaw Section 770 for a new marina building with additional second floor office space at 25 Mill Wharf Plaza for applicant/owner Ken Duval of Kent Street Corporation. Daniel Monger being absent, the members present and voting were William Limbacher, Robert Vogel, Dr. Nico Afanasenko, Eric Mercer and Richard Taylor. The following motion was voted favorably with a unanimous vote of the members present:

**MOTION:** Move that the proposed construction shown on the site plan by Nantasket Survey Engineering, LLC dated 12/2/2011, and elevations and floor plans by Sara Foley dated February 23, 2012, meets the Standards of Review of Scituate Zoning Bylaw Section 770.6 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. All construction shall comply with the site plan by Nantasket Survey Engineering, LLC dated 12/2/2011, entitled Proposed Office Plan prepared for Mill Wharf Marina and untitled elevations and floor plans by Sara Foley submitted with this application dated February 23, 2012 except as modified to meet these conditions;
2. Signs stating "No Admittance" or "No Public Access" shall be added to all doors used for access to the second floor.
3. Materials shall be cedar shingles with white trim as described to the Planning Board and Design Review Committee.
4. The use of the second floor shall be limited to office space.
5. The first floor shall be fully ADA compliant.
6. 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.

Very truly yours,

*William Limbacher kj*

William Limbacher, Chairman

Cc: Planning Board  
DPW Director  
Building Commissioner

Adam Brodsky  
Ken Duval