

TOWN OF SCITUATE
Planning Board



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
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TOWN CLERK

December 7, 2012

Ms. Kathleen Curran, Town Clerk
600 Chief Justice Cushing Highway
Scituate, MA 02066

RE: Site Plan Administrative Review – Addition of Pizza Take Out – 17 New Driftway
Applicant: Joan Wilson
Owner: Greenbush Realty Trust, Robert Burwick Trustee

Dear Mrs. Curran,

At their regularly scheduled meeting of December 6, 2012, the Planning Board voted unanimously (Robert Vogel, Daniel Monger, Stephen Pritchard and Richard Taylor being present and voting) to approve a site plan, titled Site Improvements Plan, # 17 New Driftway (Assessor's Map 53, Block 5, Lots 27-31) Scituate, MA, Sheets 1 – 5, prepared by Morse Engineering Co., Inc. dated 7/5/11, revised 7/27/11, including Site Entrance Plan Alternative A dated 8/10/11; the revised ice house drawings and renderings with canopies, with additional drawings and renderings for jw's Wood Fired Pizza as attached to this decision, subject to the following conditions:

1. The 10 x 20 building shall be restricted as to use, to a pizza take-out business. No tables or chairs shall be permitted inside or outside near the building without approval of the Planning Board. Inside seating shall be restricted to benches. Customers shall be served from the shed roof extension closest to the designated parking.
2. A wood-fired pizza oven shall be used to reduce odors from cooking food.
3. Parking spaces on gravel throughout the site shall be delineated by bumper stops or a similar method approved by the Town Planner. Two parking spaces directly to the left of the shed roof extension on the pizza kitchen shall be designated for customer pick-up.
4. One-way signs shall be installed to guide traffic through the sites. A no parking sign shall be added along the curved drive leading to the pizza take-out (opposite icehouse).
5. Construction shall comply with all federal, state and local requirements including those of the Board of Health, DPW Water Division and Building Department.
6. The Design Review Committee recommendations shall be incorporated including:
 - a. A shed roof shall be used for the proposed extension of the building.
 - b. The shed extension shall be painted the same terra-cotta color consistent with the Burger Bar and the remaining building shall be neutral gray with white trim and doors.
 - c. The HVAC system shall be a ductless system with condenser units. It shall be completely screened. No exhaust fan shall be used.
 - d. An awning shall be installed across the front of the building and if a logo is used, shall function

- as the attached sign. A gold color consistent with the Burger Bar shall be used for the awning and logo.
- e. The customer entry door shall be colonial style with half glass and the kitchen door will be a solid colonial panel style with no entry hardware.
 - f. Decorative pavers will be added at the entry area. These shall be the same as those installed at the Burger Bar building.
 - g. Decorative lighting consisting of three goose neck fixtures shall be used on the façade facing the parking lot. The fixtures used shall be the same as those installed along the wall of the Burger Bar.
 - h. If security lighting is required, it shall be installed on the sides of the building away from residences. Any exterior lighting shall be shielded and directed downward.
7. Additional plantings shall be installed to the rear of the building to create effective screening from abutters.
 8. Prior to application for a building permit, the applicant shall provide the following to the Planning Board office:
 - a. A revised plan showing the details above.
 - b. A stamped statement from a Registered Land Surveyor indicating that the constructed gravel parking is of sufficient size to contain the number of parking spaces shown on the plan at the size required by the Zoning Bylaw.
 - c. A Landscape Plan showing additional plantings proposed for screening and plantings and potted trees integrated with the building as in the Burger Bar.
 9. 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, Chairman

cc: Joan Wilson
Al Bangert, Director, DPW
Neil Duggan, Building Commissioner
Michael McGowan, Chairman, Design Review Committee
Robert Burwick
Gregory Morse, P.E.