

SCITUATE PLANNING BOARD MINUTES November 10, 2016

Members Present: Stephen Pritchard, Chairman; Ann Burbine, Clerk, Richard Taylor and Alternate member, Gerard Wynne.

Others Present: Ms. Laura Harbottle, Town Planner.

Others Absent: William Limbacher, Vice Chairman.

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

Location of meeting: Selectmen's Hearing Room, Town Hall, 600 C J Cushing Highway, Scituate.

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

Documents

- 11/10/16 Planning Board Agenda

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

**Public Meeting – Site Plan Review – 119 Edward Foster Road – Marine Park Shed
Assessor's Map/Block/Lot 51-3-5
Applicant/Owner: Brian Currieri (Lessee)/Town of Scituate**

Documents

- Application, Site Plan for Boat Yard Building by Decelle Burke dated Jan 18, 2012 and rendering of shed
- Email from Laura Harbottle to the Board dated 11/7/16 with above information

Brian Currieri of Scituate Boat Works was present as lessee as was Robert Vogel, Acting Building Commissioner representing the Town as landowner. Mr. Currieri said he would like to put a small shed for power for the marina and for sales of ice and boating needs for marina patrons. He said the marina already has a small store in the main building and the existing shed houses the main electrical shutoffs for the site. He said the existing shed floods now so they would like to raise the electrical shutoffs. He indicated the store hours would be approximately the same as they are now which is generally 8-4. He said possibly kayak rental may be something he would consider in the future. He said the proposed shed will be relocated out of the flood zone and will be 10' x 14' which is smaller than is there now.

Ms. Harbottle indicated that the square footage for sales is similar to what is there now and elevating the electrical connections is important for the Town. She said abutters were notified; however none are present. She asked about signage, but Mr. Currieri said he has not thought about that yet. Ms. Burbine asked Mr. Currieri if he needed a permit from the Board of Health for selling ice as the Board of Health did comment on the project. Mr. Currieri said he currently has a permit from the Board of Health. Chairman Pritchard asked for an explanation of the exposure for electrical problems. Mr. Currieri said that the main supply will come out of the elevated portion of the shed on land and be 6' higher than it is now. He said the main shut offs and disconnects will be 4' – 5'

higher than they are now. He indicated the shed floods now on the floor to the electrical panel. He said the cables are moved in the winter.

Mr. Taylor asked about the origin of the shed. Mr. Currieri said that Greg Webb built it when he owned the property. Mr. Taylor commented that he likes the drawing of the shed with the cupola. Mr. Currieri said it will have cedar shingles to match the Maritime Center and will be affixed to piers. He indicated that he is paying for the construction of the shed and deck and the Town is paying for the electrical work. Mr. Vogel indicated that the Harbormaster has money in his budget for the work this year. He also indicated that two means of access are not needed due to the size of the shed being less than 1,500 sq. ft. Mr. Taylor noted that the window and door faced the water. Mr. Currieri said this is for the sales of ice and boating supplies. The Board asked if the shed was to have outside lighting. Mr. Currieri said it would not. Ms. Burbine said the original shed has motion sensors. Mr. Currieri said that the lighting will be what is at the marina now, but he may want a light above the door.

Chairman Pritchard inquired if anything hazardous or toxic was to be stored in the building and if there was any type of heating or cooling. Mr. Currieri said there would not be anything hazardous or toxic as it is just a seasonal use and initially cooling will be by fans. He said in the future he may consider a small air conditioner. Chairman Pritchard said he was concerned about condensers running during the night. Mr. Currieri indicated that the closest neighbors are 300 yards away.

Ms. Burbine moved to approve the attached site plan titled Boat Yard Building Foundation As-Built and attached rendering as these meet 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. All requirements of federal, state and local agencies shall be met.
2. Sales shall be limited to ship's supplies, ice, soda and individually packaged snack food *with a Board of Health permit if necessary.*
3. There shall be no inside seating for customers.
4. Any new sign shall be no larger than 6 sq. ft.
5. Cedar shingles shall be used on the exterior to match existing conditions.
6. The electrical shutoffs shall be raised a *minimum* of 2 feet above the Base Flood Elevation.
7. 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.
8. *No hazardous materials shall be stored in the shed.*

Chairman Prichard said he wanted to add that the electrical shutoffs be a minimum of 2 feet above base flood elevation to give flexibility if more is desired and he asked that a condition of no hazardous materials be stored in the shed be added. Ms. Burbine asked that a Board of Health permit if necessary be added to condition 2. Mr. Taylor seconded the amended motion. Motion was unanimously approved.

Preliminary Discussion – Pocket Park- Glades Road

Assessor’s Map/Block/Lot

Applicant/Owner: North Scituate Beach Improvement Association (NSBIA)

Documents

- Email dated 10/27/16 on NSBIA Glades Road Pocket Park
- Sketch of proposed Glades Road Pocket Park dated 2016
- Email to John McLaughlin of the Commission on Disabilities

Leslie Brigham and Leslie Dienel were present for the NSBIA. They indicated that the area is in much need of improvement. Ms. Brigham indicated that the sea wall was undermined years ago and has been fixed, but they would like to add beach grasses and roses to help beautify the area and the Town will not financially help with that. She indicated they have applied to the CPC for funds for a pocket park which will consist of plantings and large boulders along the edge of the walk to break wave action. She indicated they have been to the CPC three times and have been meeting with other boards and committees as well.

Ms. Burbine said that CPC cannot fund gardens, but can fund parks. Ms. Brigham said that they are asking the CPC to fund the hardscape and the NSBIA will fund the soft stuff. She said the NSBIA will be 120 years old next year and they want an area to show the association exists and they also want to provide some history of Minot Light with its 1-4-3 I love you signal. Ms. Dienel said that the native plants chosen will be hardy and drought resistant once they are established. She said there will be no lighting and no water in the pocket park. Ms. Burbine said they are looking for Planning Board support and she thinks it will make an area that is a “disaster” look fabulous.

Mr. Taylor said that he liked Ms. Harbottle’s comment to have mutt mitts available. Ms. Dienel said the problem becomes refilling them. Ms. Brigham said people could put their little plastic bags in the trash bins nearby. Ms. Harbottle advised the NSBIA to talk to the Commission on Disabilities as they might want a handicap space since the Town is in the process of inventorying its open space for accessibility requirements. Ms. Burbine and Chairman Pritchard both commented that no new parking or new recreation space is being added – it is just beautifying what is there. Ms. Harbottle indicated she is doing her due diligence by bringing the subject up. Ms. Brigham said the sidewalk there is already flat.

Chairman Pritchard asked about overwash. Ms. Dienel said that Frank Snow of the Conservation Commission thought that the 4 foot rocks would help protect the plants and dissipate wave damage. Ms. Brigham said there are benches that are 5 years old nearby and it is not the type of park where people will walk on the plants.

Ms. Burbine moved to endorse the plan of the pocket park along Glades Road by the NSBIA. Mr. Taylor seconded the motion. Motion was unanimously approved.

Reappointment of Laura DeLong to the Design Review Committee

Documents

- Resume of Laura DeLong

Ms. Burbine moved to reappoint Laura DeLong to the Design Review Committee (DRC) for a three year term. Mr. Taylor seconded the motion. Motion was unanimously approved.

Accounting

Documents

- PO # 1704982 (\$1,500.00), PO # 1704987 (\$96.48), PO # 1705223 (\$495.00)

Ms. Burbine moved to approve the requisitions to Wendy Fronteiro of \$1,500.00 for architectural façade review of the Wetherbee House for 50 Country Way, \$96.48 for a legal ad in the Scituate Mariner for the scenic road hearing for 489 Country Way and for \$495 to the American Planning Association for 2017 dues for Laura Harbottle. Mr. Taylor seconded the motion. Motion was unanimously approved.

Minutes

Ms. Burbine voted to approve the meeting minutes of 10/27/16. Mr. Taylor seconded the motion. Motion was unanimously approved with Mr. Wynne abstaining from the vote as he was absent.

Liaison Reports

Mr. Taylor indicated he missed the last DRC meeting. Ms. Harbottle said that they reviewed the proposed mixed use building at 4 Union Street which will be coming to the Board on December 1. She said the DRC asked John Hallin to shrink the deck in the back as there was no room for it and they discussed a color of the building as barn red. Ms. Harbottle said the proposed building adds significant activity to the site.

Ms. Burbine said that the EDC met last night and appropriated money again for the 2017 Boat Show and discussed visioning for Greenbush. She said the stakeholders need to be brought in for discussions. She also indicated that she has heard that the Greenbush sewer pipe is not adequate for 50 Country Way. Ms. Harbottle said that 50 Country Way is already on sewer, but expanding the volume is the issue. Chairman Pritchard said that the Board should have a sense of the volume for incorporating conditions related to capacity as reducing Inflow and Infiltration (I & I). Ms. Harbottle indicated that Kevin Cafferty said that Rockland makes people who wish to tie into their sewer do I & I and now Scituate is thinking that it should be done too. Ms. Burbine said that the pipe under the road is not large enough.

The Board discussed the failure of the Town Meeting to approve the sale of the $\frac{3}{4}$ acre piece of Town land adjacent to the MBTA parking lot to be sold to the MBTA. She said that the Town is now out \$225,000 and that the EDC needs to educate people on the benefits to the Town. She said that the CPC meets on 11/18 and read the list of projects that is before the CPC for consideration for the annual town Meeting in 2017.

Town Planner Report

Ms. Harbottle indicated that she has been working on signs for Cole Parkway. She said the traffic flow is being redesigned to a one way loop counterclockwise and there will also be areas for long and short term parking. She said the work is to be done November 20 – 21. Ms. Burbine added that in terms of the EDC's concerns, a pocket park might be nice along the water side of Cole Parkway and potentially sanitary facilities in the future in the Coast Guard office.

Old Business and New Business

Documents

- Email to Board dated 11/4/16 from Karen Joseph with agenda for 11/10/16 meeting
- Email from Laura Harbottle to the Board dated 11/7/16 with letter from Kevin Cafferty to Peter Genta of MPG Capital on 50 Country Way Sewer dated 11/4/16
- Email to Board from Karen Joseph dated 11/8/16 with meeting minutes from 10/27/16

These items were distributed to the Board electronically.

Mr. Taylor moved to adjourn the meeting at 8:42 p.m. Ms. Burbine seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Ann Burbine, Clerk
12-1-2016
Date Approved