

SCITUATE PLANNING BOARD MINUTES June 12, 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.

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

- 6/12/14 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.

Reorganization of the Planning Board

Documents

- 6/2/14 Scituate Planning Board Members Address List
- PB Liaison List 6/14 to 5/15 with current assignments

The Town Planner asked the Planning Board to sign a form for recording their signatures with the Registry of Deeds.

The Planning Board reorganized. Mr. Pritchard nominated Mr. Limbacher for chairman. Mr. Taylor seconded the motion. Motion was unanimously approved. Mr. Limbacher made a motion to keep the same members in the Vice Chairman and Clerk positions. Mr. Pritchard seconded. Motion was unanimously approved. The Planning Board reviewed the list of current liaisons to other boards and committees. Board members expressed interest in particular liaison positions. The Board expressed a desire for closer connection with these committees. It was decided the Secretaries would be contacted with information on the new liaison, and asked to add the liaison to their meeting distribution list. Mr. Taylor moved to approve the new list of liaisons. Mr. Pritchard seconded the motion and the vote was unanimous in favor. See attached list for Liaisons for 2014.

Vote to declare Planning Board alternate member position vacant

Chairman Limbacher indicated that alternate member Bob Greene was elected to fill the vacant position on the Board. He indicated that the Alternate position was now open. The Board voted to declare the Alternate Member position vacant.

Accounting

Documents

- PO # 1407698 (\$77.00), PO #140775 (\$190.00)

Mr. Taylor moved to approve the requisition of \$ 77.00 to Registry of Deeds Plymouth County for recording of Planning Board member signatures at the Plymouth County Registry of Deeds and for \$190.00 to Image Resolutions for printing of the new zoning bylaw. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Flexible Open Space Definitive Subdivision - Deer Common - 530 C J Cushing Hwy – Surety/Lot Releases

Documents

- 3/11/14 Surety Estimate Review by Beals & Thomas for Deer Common
- 3/25/14 Lot release request from Deer Common II, LLC
- Partial Basin As-Built Plan with By-Pass Drain Down Deer Common 530 C J Cushing Highway by Ross Engineering Co., Inc. dated 4/28/14
- Letter dated 5/15/14 to Scituate Planning Board from Gregory Tansey, PE of Ross Engineering on By-Pass Drain Down
- Construction Update from Terry Tedeschi dated 6/4/14
- Letter from Beals and Thomas on drainage wick dated 6/5/14

Mr. Terry Tedeschi, owner, described three areas the developers' engineers were focusing on: completion of the septic system, installation of the water main and correction of the problems with the detention basins. The septic system had been top dressed.

The water main had been looped in from, and back out to, Route 3A. The work was essentially complete and the water quality testing was scheduled for June 15. The trenches on Route 3A are paved; the state will wait and do a bigger, more finished patch in a couple of months.

A bypass line has been designed for the detention basins. Right now two of the basins are dry, the third has a couple of inches of water in it. The engineers agree the water has to be drained out. Their proposal is for a 4" pipe with a crushed stone wick. The pipe would be left open during the winter and spring, and closed in the summer and fall.

Mr. Taylor asked when houses would be built. Mr. Tedeschi replied the goal would be to dig foundations next month. There are some parties interested in the lots. Some homes would be built on spec, others built to suit individuals. Some local builders are interested.

Mr. Taylor moved to approve a field change to allow Deer Common II, LLC to install anti-clog wicks in Basins 1 and 2 that will drain to a 4" bypass line with a shutoff valve, as shown on the plan entitled PARTIAL BASIN AS-BUILT PLAN WITH BY-PASS DRAIN DOWN by Ross Engineering, dated April 28, 2014, revised June 9, 2014;

To require the Operations & Maintenance Plan for the By-Pass Drain dated June 9, 2014 to be added to the Homeowners' Association Trust, and a new Trust shall be recorded and the Planning Board provided a copy of the recorded document; and

To release all 12 lots of the Deer Common Subdivision approved by the Board on March 7, 2008, from the recorded covenant dated 6/9/13, provided that cash surety in the amount of \$128,779.30 be provided to the Planning Board and the money is deposited in an account approved by the Town Treasurer and proof furnished to the Town Planner of the deposit. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Release Surety - Flexible Open Space Definitive Subdivision – Dreamwold Estates/Coby’s Run

Documents

- 5-16-14 letter from John Tedeschi to release funds for paving of Coby’s Run
- 5-13-14 Inspection Report for Coby’s Run paving inspection by Amory Engineers
- Roadway As-Built revised May 2014 Coby’s Way Scituate by Moran Surveying, Inc. of Pembroke, MA
- 4/2104 letter from Amory Associates, P.C. that paving is in compliance with Subdivision Regulations

Mr. Limbacher asked the Town Planner to explain the request and circumstances surrounding it to the Board. There was brief discussion among the Board and with Mr. Tedeschi. Mr. Taylor moved that the Planning Board accept John Tedeschi’s request as applicant/owner of Dreamwold Estates Subdivision approved by the Board on 6/23/2005, to return the surety of \$13,530.00 plus accumulated interest for finish course pavement and cape cod berm at Coby’s Run. This work has been inspected by Amory Associates, PC and completed in compliance with the Planning Board Subdivision Rules and Regulations as modified by a vote of 1/10/2013. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Endorsement of Definitive Subdivision Plan – Blanchard Farm Estates – 40 Curtis Street

Documents

- Blanchard Farm Estates Definitive Subdivision Plan set (mylars) issued 5/27/14 consisting of Sheets 1- 16.
- Covenant dated June 2014.
- Supplemental covenant, reservation of drainage easement and reservation of roadway fee and easement

The Planning Board has received a covenant dated June 12, 2014 to secure the construction of the way and installation of municipal services. The Town Planner explained that the Scituate Zoning Bylaw did not allow four car garages, which were referenced in the Homeowners’ Association Trust. The developers’ attorney, Richard Henderson, agreed to change the document to reflect three car garages instead of four. Other conditions required prior to endorsement of the plan have been met. Mr. moved that the Planning Board approve and sign the Reservation of Drainage Easement, the Reservation of Roadway Fee and Easement, and the Declaration Of Easements, Restrictions and Covenants Running with the Land, all as approved by Town Counsel, and that the Planning Board endorse the Definitive Subdivision Plan for Blanchard Farm Estates at 40 Curtis Street. Mr. seconded the motion. Motion was unanimously approved.

Form A – 1 Ocean Avenue

Assessor’s Map/Block/Lot 8-3-11

Applicant/Owner: Gregory J. & Wendy M. Crone

Documents

- Form A application, supporting materials and Plan of Land in Scituate, MA 1 Ocean Ave prepared by Ross Engineering for Gregory J. and Wendy M. Crone dated 5/21/14.
- Transmittal to departments dated 6/3/14

Mr. Taylor moved to endorse as approval under the Subdivision Control Law Not Required a Plan of Land in the Town of Scituate, MA 1 Ocean Avenue prepared by Ross Engineering Co., Inc. applicant/owner Gregory J. and Wendy M. Crone dated 5-21-14 as the division of land is not a subdivision because every lot shown on the plan has access and frontage as required by the zoning bylaw on Ocean Avenue or Gannett Road. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Mr. Vogel moved to adjourn the meeting at 8:53 p.m. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Laura Harbottle
Town Planner

Richard Taylor, Clerk

6/26/14
Date Approved