

TOWN OF SCITUATE  
Planning Board



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March 31, 2015

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

**RE: Site Plan Administrative Review – Town Library, 85 Branch Street**

Dear Ms. Curran,

At their regularly scheduled meeting of March 26, 2015, the Planning Board voted unanimously that the site plan entitled Scituate Town Library, Design Development Set dated March 12, 2015 by Oudens Ello Architecture LLC meets the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Review Standards of Review to a degree consistent with reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located, and to approve the Site Plan Administrative Review for the Town Library subject to the following conditions:

1. The site plan entitled Scituate Town Library, Design Development Set dated March 12, 2015 with revisions through March 26, 2015 by Oudens Ello Architecture LLC for expansion of the Town Library is approved except that it may be modified if changes are necessary to meet the conditions below.
2. Six reduced sets of 11 x 17 prints and pdf's shall be provided to the Planning Board prior to the pre-construction conference for distribution to Town departments and for the files.
3. The building shall meet all requirements of 605 CMR 6.00 and the Massachusetts state building code for public library construction.
4. Materials and details of construction shall meet all requirements of the DPW, Board of Health, Fire Department, Conservation Commission, Building Department and Commission on Disabilities. Where this Site Plan Administrative Review requires approval, permitting or licensing from any local, state or federal agency, such required approval, permitting or licensing is deemed a condition of the Town of Scituate Planning Board's approval of this site plan. All necessary permits and approvals must be received prior to construction.
5. Two kitchen areas are proposed. One is to serve solely as a staff break room. The other is to serve as a space for drinks and snacks to be set up during temporary events. There will be no preparing/ cooking of food for the public. All catering, drinks and snacks will come from outside vendors.

6. The number of parking spaces for a library is not specifically regulated by the Table of Minimum Requirements, Section 760.6 of the Scituate Zoning Bylaw, but is included in "All other uses" in this table subject to determination by the Planning Board. The 106 spaces shown on the plans includes 80 spaces based on the standard of one space per 400 sq. ft. for a 32,113 sq. ft. building from 605 CMR 6.08 (5) (e) and in addition, eight handicap spaces and 18 spaces for library staff. The maximum number of staff on is 20. The Planning Board determines that the number of parking spaces as shown on the plans (106) is adequate for the proposed use. The goal expressed by the Planning Board is to create a traffic pattern with one-way traffic flow along the main entrance (west elevation) of the facility. It is left to the design team to modify the present site design to best achieve this goal.

### **Construction**

7. The following items shall be added to the plans prior to scheduling the pre-construction conference:
  - Design data for the sewer pump/ recommended manufacturer and model shall be specified. Elevations shall be added to the pump station detail as required by the DPW.
  - Note 9 shall be corrected as to the name of the Town.
  - A 4" private sewer force main in Branch Ave. on the library side of the road shall be added to the plans.
  - Hydrant detail shall be added as required by the DPW.
  - A note shall be added that flowable fill is required for any excavation in Branch St.
  - A note shall be added that drain manhole covers shall be constructed of brick.
8. A pre-construction conference will be required prior to the start of construction including a representative of the DPW, the site contractor and the Town Planner.
9. Prior to scheduling the pre-construction conference, a schedule of construction activities shall be given to the Town Planner.
10. All work within the ROW of Branch St. shall be coordinated with the DPW. The DPW shall be notified prior to the start of work within the ROW of Branch St. Other than as required by this work, there shall be no parking or idling of vehicles on Branch St. during construction.
11. Stormwater control measures shall be maintained according to Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan dated March 3, 2015 submitted for the project and the Storm Water Pollution Prevention Plan (SWPPP). All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place.
12. A crushed stone construction entrance as detailed on the plans shall be required and installed prior to the start of work. Water and sediment cannot be discharged into the rain garden/bioretenion area until the site is fully stabilized.

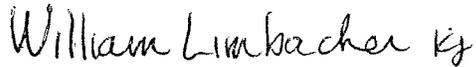
13. The Town Planner is to be notified when erosion control measures are in place, when construction begins and when construction is completed. If deemed necessary by the Town Planner in consultation with the DPW Engineering staff, temporary sedimentation basins, check dams, silt socks and or noise and dust control may be required in addition to the erosion control measures shown on the plan. All erosion control measures shall remain until the Town Planner determines that the danger of erosion or sedimentation no longer exists.
14. The Conservation and Natural Resources Officer shall be consulted regarding the preferred method of knotweed removal. He shall be notified a minimum of one week prior to the work to review locations proposed to be removed in the field.
15. The memorial beech tree shall be relocated according to the plans and specifications; however it shall not be relocated within 10 feet of a proposed drain line, drainage structure or underground utility line.
16. Existing hardwood trees between the Library and 101 Branch St. shall be preserved to the greatest extent possible. Trees intended to be preserved will be flagged prior to the start of construction.
17. The OPM and Library shall continue to work with the Beautification Committee to identify locations where existing perennials and the memorial stones will be relocated. The beds in front of the Library (shown with liriopse) or facing Branch St. would be good candidates.
18. The following information or plan changes shall be provided:
  - The shade tree in the southwest corner of the parking lot should be labelled as to plant type;
  - The wet meadow grass mix and lawn mix should be specified on the plan;
  - A minimum of three evergreen shrubs should be added to the shrub screen at the northwest corner of the site to provide all year greenery and visual interest;
  - Hornbeam, birch, dogwood or linden or a similar tree should be substituted for the Sweetgum tree at the south corner of the building for easier maintenance.
  - The rain garden/bioretenion basin details on sheets L 6.1 and C 4.2 should be reviewed and appropriate detail chosen for the site.
  - The bioretention basin detail on Sheet C 4.2 shows planting in the basin and refers to the planting plan for plants. The planting plan shows the area to be wet meadow grass mix. The two plans should be coordinated so that what is desired is shown.
19. The following will be reviewed by the Design Review Committee prior to purchase or installation:
  - The final exterior lamppost fixtures to be installed in the parking area and on the walkways;
  - The final walkway and patio surface treatments (brick paver colors, etc.)
20. Construction work shall not begin prior to 7 AM weekdays and 8 AM on Saturday and

shall cease no later than 7 PM or sunset whichever is earlier. No construction shall take place on Sunday or legal/federal holidays.

21. The lighting in the parking lot shall be programmable as to on-off and intensity.

William Limbacher, Stephen Pritchard, Richard Taylor, Robert Vogel and Robert Greene voted in favor of the project.

Very truly yours,

Handwritten signature of William Limbacher in cursive script.

William Limbacher, Chairman

WL/LH/kj

cc: Jessi Finnie, Library Director  
Joseph Sullivan, Daedalus Projects Incorporated  
Conrad Ello, Oudens Ello Architects  
Owen Wartella, P.E., Nitsch Engineering  
Neil Duggan, Building Commissioner  
Kevin Cafferty, DPW Director  
Kevin Kelly, Facilities Manager  
Jennifer Keefe, Director of Public Health  
Patrick Gallivan, Conservation & Natural Resources Officer  
Planning Board