

SCITUATE PLANNING BOARD MINUTES September 12, 2019

Members Present: Ann Burbine, Chairman; Stephen Pritchard, Vice Chairman; Patricia Lambert, Clerk, Benjamin Bornstein, William Limbacher and alternate member Rebecca Lewis.

Others Present: Karen Joseph, Town Planner; Shari Young, Planning Administrative Assistant.

Members absent:

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

Location of meeting: Joseph P. Norton Emergency Operations Center, Scituate Public Safety Complex, 800 C J Cushing Highway, Scituate

Chairman Burbine called the meeting to order at 7:00 P.M. The meeting was being recorded for airing on local cable television.

Documents

- 9/12/19 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chairman Burbine indicated there was a posted agenda. Mr. Pritchard seconded the motion for the posted agenda and the vote was unanimously in favor.

**Continued Public Hearing – Senior Center – 327 First Parish Road – Major Site Plan
Administrative Review, Scenic Road and Stormwater Review Section 32050
Assessor's Map/Block/Lot: 38-12-0
Applicant/Owner: Town of Scituate**

Documents

- PDF 2019-08-20_Soil Testing and Infiltrometer results
- PDF 2019-08-22_Scituate Senior Revised WW-Plans and Hydro Cad
- PDF Memo_response to civil peer review 08 29 19
- PDF Memo_response to planning board comments 08 29 19
- PDF Memo_response to traffic peer review 08 29 19
- PDF Scituate Senior Center Revised Civil Drawings_08 29 19
- PDF Scituate Senior Center Revised Landscap Drawings_08 29 19
- PDF Scituate Senior Center_OM report
- PDF 3379 Memo_DPW Response 07 24 19
- Email Senior Center/Rec Center project – Sewer Division comment response memo date 8.29.19
- Email Town of Scituate Senior Center 327 First Parish Road from Sewer Department dated 6.21.19
- Email to Karen Joseph from Alfred Elliot with Fire Department Comments dated 8.20.19
- PDF Rec and Senior Centers Supplemental Traffic Review 09.04.19
- PDF 19148 Site Plan Review-Scituate Senior Center, 9-05-19
- PDF Smith 9.9.19
- PDF Abutter comment letter from 342 First Parish Road
- PDF Senior Center Parking Table dated 9.11.19
- Doc DRAFT Decision Senior Center Decision
- Doc2 DRAFT Revised Senior Center Decision

- Doc DRAFT Revision 3 Senior Center Decision
- Doc DRAFT motion for Senior Center
- Excel Doc Senior Center Correspondence since 8.8.19

Attendees: Linda Hayes, Council on Aging; Steve Kirby, Vertex; Joel Bargmann, BH+A Architects; Rachel Young, BH+A Architects; Tara Mc Grill, Coastal Engineering; Amy Archer, PARE Corp.

Discussion began with the Scenic Road. Ms. Joseph indicated that the applicant is intending to remove 70 linear feet of stone wall for access to the Senior Center and that the stones will be re-used for the base of the emergency generator construction; there are no trees in the ROW of First Parish Road being removed.

Mr. Pritchard said asked why the stones are being used for the emergency generator instead of being used to fill in the current driveway. Mr. Bargmann indicated they could use the stones for something else. Mr. Pritchard would like to see the stones re-used for something the Scenic Road Act was intended to protect.

No public comments.

Motion:

Ms. Lambert moved that the Planning Board vote to approve the removal of approximately 70 linear feet of stone wall in the right of way of First Parish Road for access to the new Scituate Senior Center in accordance with a plan by Bargmann Hendrie + Archetype, Inc. dated 5/20/19. No additional stone wall shall be disturbed unless approved by the Town Planner. **The stones from the stone wall will be re-used to complete the wall in the current existing driveway that is being discontinued.** The applicant will notify the Town Planner 48 hours before construction commences and when the access is fully completed. This approval is contingent upon all federal, state and local permits being obtained.

Mr. Bornstein seconded the motion; there was discussion to add language that the stones will be re-used to complete the wall in the current existing driveway opening that is being discontinued as the suggested motion had the stones being used for the emergency generator wall.

Ms. Lambert seconded the motion as amended; the vote was unanimously in favor,

Mr. Kirby began by recapping the comments that have been received. He indicated that since the last meeting they have collected additional traffic data in response to the letter from Vanasse & Associates (VAI), they did the additional test pits, and have been in contact with Recreation, Planning, Water, Sewer, Fire and Police. New drawings and submissions have been provided. He said they have been receiving comments and will address comments from the Peer Review letters, etc. He indicated the Merrill Peer Review has been satisfied, Vanasse has been satisfied, Water and Sewer has been satisfied, Fire Department still awaiting confirmation, Police has been satisfied and a determination from Planning is pending the outcome of tonight.

Mr. Kirby indicated that some concessions have been made to the scope of the project based on comments; paving the section to the rear of the parking lot of the existing B Wing has been added.

The applicant will need to absorb the costs into the budget or take it out of contingency. Mr. Kirby addressed comments from the August 8th meeting.

- Connectivity to the library and Central Park Drive on the other side of First Parish
 - Not part of the original work
 - If required to do something on the north side, may have to de-scope something to take money out of the contingency
- Use of B Wing - would not be further discussed
 - Mr. Pritchard indicated the Board did not make such a comment
- Review of budget – break down of \$12.2 million
 - \$8.1 million Senior Center
 - \$1.2 million Recreation Center
 - \$.2 million for Veterans Office
 - \$.2 million for full building generator
 - \$.3 million for demolition
 - \$1.2 million for site work
 - \$1.0 million for soft costs
- Location of generator – electrical in that part of the building, needs to be nearby
- Location of the elevator – entries at north and south side of the A wing

Ms. McGrill, from Coastal Engineering, addressed comments regarding the peer review done by Merrill.

- 8/20 performed soil testing in exact locations of the proposed stormwater systems
 - 4 additional test holes went down 10' did not find ground water, or evidence of seasonal high ground water
 - Performed infiltrometer testing solid infiltration rates results were in line with original assumptions, no changes to the design were necessary
- Updated stormwater calculations – table shows reduction in peak flow and volume –in line with stormwater regulations
- Revised plans D1 and D2 – updated in response to Merrill comments and soil testing
- Updated erosion control plan – include stock pile areas, construction period sedimentation basins
- Submitted Operations & Maintenance Manual – separate document with spill cleanup plan
- Stormwater Management systems include
 - Oil Grit Separators and Hooded Deep Sump Catch Basins
- Cut and Fill on site – site grades not changing too much
 - Analysis shows about 500 ft. cubic yard fill

Ms. Archer review comments regarding Traffic.

- Reviewed proposed access and circulation of the site
 - Access
 - Proposed full access driveway on First Parish Road
 - Proposed full access driveway/parking lot off north end of Cudworth Road
 - Maintain the two existing driveways off Cudworth, northern one will be entrance only, southern one two-way
 - Circulation

- Two-way access off First Parish – with one-way circulation around the primary parking lot
- Two-way circulation behind the building
- Cudworth as One-way would cause some inconvenience to residents on Cudworth Road
- Determined that request for some of the deep level service analysis not necessary
 - Volume of traffic going to be low
 - Hours will be different than peak level of commuter traffic
- Added additional data from last meeting
 - ATR – Automatic Recorder Count – for speeds and crash data
 - ATR on First Parish Road – 8/14-8/15 – 85th MPH speed was 37 mph traveling westbound, 34 mph traveling east bound changed site distance for the driveway slightly
 - 7,500 vehicles along First Parish Road over a 24 hr. period
 - Expand crash data to 5 year period
 - 5 incidence in that time period
 - Crash Rate of intersection for First Parish/Cudworth/Beaver Dam is lower than the state average
 - Confusing intersection - provided recommendations to the Town
 - Reduce the number of approaches to the intersection
 - Converting triangle around the common to one-way in all three directions, counter clockwise
 - Merge First Parish and Cudworth before intersection with Beaver Dam
 - Signalization – would require more counts over a 12hr period
 - Site distances – all site distances are met with exception of the driveway on to First Parish - it is a little shy
 - Posted speed limit is 30 mph - recommend speed limit sign be installed west of Central Park Drive area
 - Undersized speed limit sign now – recommend increase and pair with solar powered speed limit sign
 - Flexibility of the site there are additional points of exit - Cudworth

Mr. Kirby addressed comments from town departments.

- Water Department - concerns of the sizing of domestic and fire lines, average daily usage
 - Installing 6” line for Fire service, Domestic 2” copper line
 - Submitted daily usage estimates – 1,200 gallons/day
- Sewer Division – concerns about grease trap
 - Installing an intersection grease trap and external clean outs on the sewer line
 - Capping existing sewer line that is to be abandon
 - Water tight manhole covers – will be on new manholes, but not existing manholes
 - Notes will be on drawing to make sure that no issue with existing lines

- Fire Department - concerns about hydrant onsite
 - Hydrant on site – located 60' from fire connection
 - Drive in front of B wing will be signed for emergency access
 - Turn radius for ladder 1 was acceptable
- Police Department – concern about the width of the connector from the Senior Center behind the B Wing
 - 20' in width
 - Parking lot being widened so can be straight in parking vs. diagonal

Mr. Bargmann reviewed traffic and parking requirements. He referred to Table 770.6 of the Bylaw, noting there is not a particular category of use for a senior center or recreation department and said the parking can be determined by the Planning Board with normal demand. He reviewed the methods the applicant used to calculate parking. *(See Table provided in presentation attached)*

- Method 1 – used Table 770.6 and determined number of spaces by use, divided the Senior Center into 4 different uses and applied same logic to the Recreation Department.
- Shadow parking - used to show the site complies and if it is needed can be developed after proving it is necessary.

Ms. Young reviewed comments regarding the building.

- Planting – complying with number of trees and caliper size and proximity to parking
 - 2.5" in caliper or larger and 10' from the parking
 - Proposed lighting is prohibiting tree landscaping in the islands
- Connectivity
 - Main pedestrian circulation goes west to east, east to west
 - Secondary traffic leading to Cudworth Estate and the rear
 - 2 bike racks on site – one at Senior Center and one at Recreation entrance
 - New handicapped accessible ramp and door at the rear of the Recreation Center, adding 2nd parking spot in the rear close to the ramp
- Overlap of proposed building vs. existing
 - 40' overlap with existing Gates School – prior to C Wing she claimed there was a 2 story clapboard building on the site in the location of the propose Senior Center
 - Face of the senior center intended to align with the face of the B wing
- Generator location
 - No ideal place for it on the site, too many constraints
 - Best location is with close proximity to the electrical
 - High quality enclosure and stone wall
- Lighting – sconces, site lights, lighted bollards

Mr. Kirby commented that they had received a draft of the decision and there were some items that they did not expect, i.e. request to have acoustical paneling on the outside generator. He indicated that the generator is rated for 65 DPA, but they need to look at the distance from the generator as the condition is calling for 3 feet. Mr. Bargmann indicated that the acoustical engineer had provided data points; the DEP requirement is that noise not exceed 10 decibels and that the generator enclosure is designed to provide no more than 65 DBA at 7 meters surrounding the generator. Mr. Kirby also discussed the request for bollard lights at the existing entryway, but that will no longer be

necessary if the stone wall is being rebuilt. He also commented on the request for the lighting post to have occupancy sensors and they need to do more research. He indicated they do not intend to put a ground mounted sign on the site, but asked if lettering on the side of the building still needed Board approval; the Board opined yes.

Ms. Burbine opened the discussion up to the public for those that had any "new" comments.

Public Comments:

Mr. James Hunt resident at 60 Mann Lot Road asked if the generator enclosure is exempt from front setback requirements. Ms. Burbine responded that it seems the proposed location is the only place it can go. Mr. James Boudreau, Scituate Town Administrator, indicated he is not aware of the setbacks in that area, but it is the only place it can go without causing a redesign of the electrical system to the building and adding substantial cost as it needs to be close to where the electricity is located. There was discussion that the applicant would have to go before the Zoning Board of Appeals to get a variance to a front setback; it is not in the Boards prevue. Mr. Bargmann indicated the generator is not a permanent structure it is not affixed to the building.

Mr. Steve Litchfield, resident at 204 Country Way and Board member of the Historical Society, asked about access to the Cudworth House as none is shown; the only access currently shown is to the barn from the parking lot. Mr. Bargmann indicated they had met with the Historical Commission and they were happy with the plan as shown.

Ms. Andrea Hunt resident at 66 Mann Lot Road asked if the mobility of the Fire Department would be restricted with the removal and re-purposing of the rocks removed to close up the current driveway. Ms. Burbine indicated there will not be any issue with the Fire Department; Mr. Bargmann also indicated that the Fire Department did sign off on this plan.

Ms. Emilie Green resident at 337 Frist Parish Road indicated that the statement regarding a structure where the C Wing is currently was inaccurate and she wanted to correct it; there was never a building there it was just a parking lot.

A resident asked the status of where the Planning Board is as far as approval, etc. Ms. Burbine explained the process of what is happening next and indicated there would be a vote tonight.

Mr. Hunt asked if the conditions take into consideration VAI's recommendation that conditions be placed on the Departments to coordinate parking among the various uses on the site. Ms. Burbine indicated yes.

Ms. Joseph indicated that we have gone through all the comments, the Vanasse report and the Merrill report and have incorporated them into the Findings of Fact and Conditions; the Board has to make Findings of Fact for the project. She opined that everything that has been received is in the DRAFT decision for the Board to consider.

Mr. Boudreau thanked the Board for their diligence and hard work on the project; he has reviewed the DRAFT decision. He did make mention of some of the language being used, particularly the wording of "shall" with regards to the Board of Selectmen. He indicated that the mention of a one-way on Cudworth is something that needs to be reviewed.

Motion:

Ms. Burbine moved to make the following Findings of Fact regarding the Senior Center at 327 First Parish Road:

1. *The Town of Scituate* (The “Applicant”) submitted on May 23, 2019 and duly filed with the Town Clerk on June 4, 2019 an architectural and a site plan package entitled Scituate Senior Center, 327 First Parish Road, Scituate, MA 02066 by Bargmann Hendrie + Archetype, Inc. Appropriate professionals stamped the drawings.

Comment: Add language “The Town of Scituate”

2. A Special Town Meeting on May 13, 2019, voted to appropriate the sum of \$12,232,450.00 to demolish Section C of the old Gates School, design, construct and furnish a new senior center on the property of the old Gates School and design, renovate and furnish the Veterans Memorial Gym. A vote was taken on May 18, 2019 at the Annual Town Election on May 18, 2019 for a Debt Exclusion Override for the Senior Center which passed by a vote of 1896 to 1726. A recount of the Question 1 – Debt Exclusion of May 18, 2019 Annual Town Election Vote was held on June 20, 2019 where the results were reaffirmed. The Town supported the funding of the project as evidenced in the votes above.
3. The site consists of a total area of 11.49 acres and is located at the intersection of First Parish Road and Cudworth Road. The site is located in the Residence R-2 zoning district and the westerly portion of the site is in the Water Resource Protection District. The property currently is occupied by the former Lester Gates Middle School. The Veterans Memorial Gym and a portion of the former school building are occupied by the Scituate Recreation Department. The Cudworth House and barn are located in the northeast corner of the site. Tennis courts, a track with grass area, baseball field and the Scituate Historical Society Little Red School House are located behind the existing school at the south of the site. According to the Applicant, 90 parking spaces exist on site now.
4. According to the elevations and site plan, the height of the proposed senior center will be 35’ at the tallest roof at the brick portion of the building calculated to the midpoint of the slope. This is at the maximum limit of the bylaw requirement of 35’ and meets the height requirements for a residential district and also meets the required front, side and rear setbacks for the Residence district **as conditioned**.

Comment: there was discussion if the setbacks are being met; the applicant should evaluate the need for Zoning Board of Appeals for relief if needed. Added language – as conditioned

5. Section 770.6.A Site Plan Approval Standard A: Protection of adjoining premises against detrimental and offensive methods of utilizing the site.

Finding: The property off of First Parish Road has single family residences to the west of the site, a church with a pre-school and residences directly to the north, the Town Common and a playing field to the east and residences beyond the property to the south. Central Park field and housing, the Lawson Tower and the Scituate Town Library are further off behind the church. The proposed senior center building will be located to the northeast corner of the property where the old C wing of the Gates school **stands**. The entry drive comes in to the site from First Parish Road along with a walk and evergreen and deciduous screening and a privacy fence on the site providing a screen adjacent to the residences to the west. The Applicant opines the proposed use is compatible with other uses in the area. The Board opines that the adjoining premises will be protected, as conditioned, against any detrimental or offensive uses of the site and the site plan

meets the standard of review of Scituate Zoning Bylaw Section 770.6 Paragraph A.

6. Section 770.6.B Site Plan Approval Standard B: Traffic safety and ease of access at street and highway entrances and exits of driveways, taking account of traffic volume, grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections and times of peak traffic flow.

Finding: The Applicant engaged Pare Corporation ("Pare"), to prepare a Traffic Assessment for the Scituate Senior Center. The Board, through its engineering peer review consultant Merrill Engineers and Land Surveyors, engaged Vanasse & Associates, Inc. ("VAI") to evaluate the adequacy and accuracy of Pare's methodology, data, findings and conclusions. VAI submitted detailed written comments to the Planning Board. In response to these comments, the Applicant and Pare provided responses. VAI indicated that additional materials were needed in support of the project. The Applicant and Pare collected additional data and prepared revised reports where requested and updated the site plans. After further review by VAI, the Applicant was determined to have adequately addressed VAI's comments and recommendations with the Board's conditions. The Board determines that the proposed Project, as conditioned, provides for traffic safety and eases of access at the street and access driveways and times of peak flow traffic, concurs with the identified sight line limitations and recommendations offered by the Applicant and the Town's consulting engineer, and will not create any undue congestion in the streets and ways abutting the proposed Project or in intersections within relevant proximity to the proposed Project.

7. Section 770.6.C Site Plan Approval Standard C: Safety and adequacy of driveway layout, pedestrian safety, off-street parking and loading sites, minimizing glare from headlights and light intrusion, sufficiency of access for service vehicles such as electricity, gas, fuel, telephone, laundry, rubbish removal, water, sewer, fire, police, ambulance or other routine or emergency vehicles.

Finding: The number of parking spaces for a senior center is not specifically called out in the Table of Minimum Requirements under Section 760.6 of the Zoning Bylaw, thus it would fall under "all other uses" and the number of parking spaces should be determined by the Planning Board to accommodate normal demand. The Bylaw Minimum Parking Requirements requires one parking space for every three occupants as determined by the State Building Code for places of public assembly. It requires 1 space per 300 sq. ft. for professional or other office and 1 space per 200 sq. ft. for educational exempt uses. The Applicant indicates that there is 6,100 sq. ft. for assembly with 221 occupants requiring 74 spaces by the Bylaw. The Applicant indicates there is 2,065 sq. ft. of professional office requiring 7 spaces and 2,090 sq. ft. of educational space requiring 10 spaces per the bylaw for a total of 91. Only 70 have been provided for the Senior Center. The Applicant suggests that peak occupancy for a special event would be 170 patrons with full programming for other events not overlapping. Referencing the table in Section 760, one space per three occupants would be required. This would amount to 57 required parking spaces. The Applicant's traffic engineer suggests that parking be between 1 space per 200 sq. ft. of gross floor area and one space per 105 sq. ft. of gross floor area. amounting to 78 to 105 spaces. The Applicant has indicated that with the ability to have shared parking on site and proximity to other compatible uses that 70 spaces are provided based on the recommendations of their project traffic engineer. The Applicant stated that they have not done any long term planning for the integrated use of the site and, in particular, for the simultaneous future use of the Building B wing, the Senior Center and the Recreation Department, and therefore have not anticipated or included any parking for the use of Building B. The Applicant stated that any future usage of Building B will necessitate the use of either the tennis courts and/or the athletic

field for additional parking. The Planning Board finds that the proposed parking of 70 spaces **plus future expansion parking can** be supported by the Zoning Bylaw **as conditioned** and appears to be **sufficient** for the proposed use **as conditioned**.

The Applicant indicates there are 90 existing parking spaces on site and there will be 148 total parking spaces after the 70 spaces for the Senior Center are built. In the existing condition, the Applicant indicated there were 37 spaces in the North parking lot for Recreation. This has been diminished to 23 spaces in the redesigned and relocated north parking lot. There is a reduction in parking by 12 spaces that were existing for the Recreation Center and Veterans Memorial Gym.

The privacy fencing to the west of the site minimizes headlight glare to the extent possible.

The Fire Department has determined that width and road composition of the fire department access roads, which consist of roadways, parking lot lanes and fire lanes are acceptable.

The Planning Board opines that the site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 C. for safety of driveway layout, number of parking spaces, access for service and minimizing headlight glare **as conditioned**.

Comments: The Board discussed the future use of the Gates B Wing, an evaluation of the parking should be done at some point in the future prior if additional parking is needed; only an increase of 58 spaces. The Board opined the site meets the requirements and will be conditioned. However, the Board did opine it was pushing the envelope. Added language "as conditioned."

8. Section 770.6.D Site Plan Approval Standard D: Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted on the site, safety and adequacy of water supply and distribution, and of firefighting facilities on site.

Finding: The DPW Sewer Division has commented on the project and the responses from the Applicant are adequate to address sewage disposal. A dumpster area is provided to the rear of the proposed parking area. The plans have also been reviewed by the DPW Water Division and their comments have been addressed. The Fire Department has been assured that there is a hydrant located in front of the building that will be within 100 feet of the Fire Department Connection for the sprinkler and a fire pump has been included in the plans. The Planning Board opines that the site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 D. for adequacy of methods of waste disposal, adequacy of water supply and fire- fighting facilities on the site.

9. Section 770.6.E Site Plan Approval Standard E: Adequacy of surface and storm-water drainage and snow-melt runoff within and from the site, including but not limited to all walkways, driveways, buildings, parking and loading areas.

Finding: The site plan and stormwater report were reviewed by the Board's consulting engineer, Peter G. Palmieri, P.E. of Merrill Engineers and Land Surveyors. The plans are modified in response to the comments; it is anticipated there will be no increase in rate or volume of runoff for the proposed site and water quality standards. Water Resource Protection District requirements will be met with recharge of precipitation to the groundwater as Stormwater Management is met and water quality will be improved by reducing total suspended solids ("TSS") by at least 90% as required by the Zoning Bylaw. Standards for the DEP Stormwater Management Handbook have been met. The first snow storage area is to the south of the proposed parking lot where an extension of the future lot is proposed. A second snow storage area is shown to the north of the parking lot north of the gym. This snow storage is above the underground drainage infiltration system. The proposed drainage systems include deep sump catch basins and proprietary oil/grit separators. These BMP's will provide pretreatment of runoff

and capture of oils and sediments.

The review of the stormwater management system by the Planning Board's consulting engineer and their approval of the Site Plan eliminates the requirement for a separate Stormwater Permit under the Stormwater General Bylaw and its regulations for any work that conforms to the plans. The application indicates that the drainage system can be expected to result in post-development runoff characteristics (including peak flow, total volume of runoff and water quality of runoff) to be equal or less than pre-development conditions.

The site plan meets the standard of Scituate Zoning Bylaw Section 770.6 E for adequacy of stormwater management in the Water Resource Protection District.

10. Section 770.6.F Site Plan Approval Standard F: If the site is located within the Water Resource Protection District, the adequacy of provisions made to protect against toxic or hazardous materials or oil discharge or loss resulting from corrosion, accidental damage, spillage or vandalism through measures such as spill control provisions in the vicinity of chemical or fuel delivery points, secured storage areas for toxic or hazardous materials or oil, and indoor storage provisions for corrodible or dissolvable materials.

Finding: The western portion of the site is in the Water Resource Protection District. The proposed stormwater management systems include hooded deep sump catch basins and oil and grit separators placed prior to any conveyance of stormwater runoff from paved areas to the proposed stormwater recharge basins. There is an Emergency Spill Cleanup Plan that is updated for the site and will be attached to this decision that the Applicant will be responsible for ensuring that the operator of the system will comply with the plan. The Site Plan meets the standard of Scituate Zoning Bylaw Section 770.6 F. for adequacy of control of toxic and hazardous materials in the Water Resource Protection District.

11. Section 770.6.G Site Plan Approval Standard G: Minimizing the volume of cut and fill, the number of trees of 6" caliper or greater removed, the length of stone walls removed, soil erosion, and destruction of other natural features.

Finding: The proposed grading on the site is similar to the existing topography. Cut and fill has been minimized to the extent possible. Approximately 5 existing trees in the front of the existing Gates School are proposed to be removed for the project. A majority of the existing trees in the front of Gates will remain and be protected during construction. +/- 70 linear feet of stone wall along the frontage of the property on First Parish Road will be removed for the Senior Center Driveway. This stone wall removal was approved by the Planning Board after a Scenic Road Hearing. The stones from the stone wall will be reused for the wall around the generator **and for closing off the existing driveway**. An erosion and sedimentation control plan will be used and an EPA NPDES Construction General Permit and associated Stormwater Pollution Prevention Plan will also be required. The Site Plan meets the standard of Scituate Zoning Bylaw Section 770.6 G.

Added language: regarding the stones being used to close off the existing driveway.

12. Section 770.6.H Site Plan Approval Standard H: Minimize obstruction of scenic views from publicly accessible locations.

Finding: The Site Plan meets the standard of Scituate Zoning Bylaw Section 770.6 H as scenic views from the property to the First Parish Unitarian Universalist Church, Lawson Tower, Cudworth House and barn and the Town common are preserved.

13. Section 770.6.I Site Plan Approval Standard I: Parking areas shall be adequately buffered and shaded using native vegetation. Parking lots with ten or more spaces shall be planted with at least one shade tree per ten spaces, of a caliper of at least 2 ½ inches dbh, with each tree providing shade to the parking area. Parking areas and visually degrading elements such as dumpsters and loading docks shall be designed to minimize visual intrusion from public ways and residentially owned or zoned areas. In addition, suitable screening of such areas by wood fences and dense, native evergreen hedges of five feet or more at time of planting shall be utilized. The use of chain link fences shall be avoided except in industrial areas. Outdoor lighting, including lighting on the exterior of a building or lighting in parking areas, shall be arranged to minimize glare and light spillover to neighboring properties. No outdoor light shall be located more than twenty feet above the ground.

Finding: The parking area to the west will be buffered with a mixture of evergreen and deciduous trees with some native varieties. A proposed 6' hollow PVC vinyl privacy fence is also located by the west property line. There is an existing chain link fence that will be maintained on the southwest property line where the new privacy fence ends. The parking area to the north is not buffered. The parking area to the north is proposed to be planted with one shade tree per 10 spaces within 10' of the proposed parking. The parking area for the Senior Center is proposed to be planted with one shade tree per 10 spaces. The dumpster is located to the rear of the parking area for the Senior Center with fencing at the outside edge of the pavement. It is buffered from residentially owned or zoned areas. Outdoor lighting is proposed that will be LED down lighting that will be installed 20' above the ground and there will be bollard lights as well. The requirements of the Bylaw Section 770.6 I have substantially been met.

14. Section 770.6.J Site Plan Approval Standard J: Safe, functional, and convenient pedestrian, bicycle, and where practical transit access, and continuity of the pedestrian and bicycle network within the property and to nearby pedestrian and bicycle facilities and trip generators.

Finding: The Board finds that there is safe, functional, and convenient on-site walkways for the proposed Senior Center and a drop off/pick up spot for the GATRA bus service. There are two bicycle racks provided – one by the recreation center entrance and one by the Senior Center entrances. The proposed Project connects to a public sidewalk west of the project. The limit of work does not provide for any off-site pedestrian access to the proposed Project. No new connections are proposed to the north and east as there are existing sidewalks and cross walks located along First Parish Road and Beaver Dam Road at the intersection with Cudworth Road. The requirements of the Bylaw have been met **as conditioned**.

Added language: as conditioned

The site plan entitled Scituate Senior Center, 327 First Parish Road, Scituate, MA 02066 by Bargmann Hendrie + Archetype, Inc. dated May 2019 with revisions through August 31, 2019 meets 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.

Mr. Pritchard seconded the motion for discussion.

There Board expressed their disappointment with the way in which this project was been conceived and how it has been vetted through the process of obtaining approvals. Several members expressed their concerns that this project was proposed as a campus and this current plan does not take that into account. The Board opined that this project has put them between a rock and a hard place and

that this is not the best use of the site; the town will be boxed in on the site as to what it can be used for in the future. The Board is in favor of a Senior Center, but opined that this was done backwards and should have been thought about as an integrated campus for the town. The Board is charged with doing what is in the best interests of the entire Town. **One member stated that the seniors deserve a center, but this is not it.**

Mr. Bornstein seconded the motion as amended; the vote was unanimously in favor.

Ms. Burbine moved to approve the site plan for the Scituate Senior Center at 327 First Parish Road subject to the following conditions:

1. The site plan entitled Scituate Senior Center, 327 First Parish Road, Scituate, MA 02066 by Bargmann Hendrie + Archetype, Inc. Scituate Massachusetts dated May 20, 2019 with revisions through August 31, 2019 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 of the most current plans 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 pertinent requirements of the Massachusetts state building code.
4. Materials and details of construction shall meet all pertinent requirements of the DPW, Board of Health, Fire Department, Conservation Commission, **Planning Board**, 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.

Add language: Planning Board

5. See separate Certificate of Action for Scenic Road approval.
6. No new underground irrigation systems shall be allowed to connect to the Town's water distribution system or in any manner use municipal water in accordance with the policy made effective by the Board of Selectmen on October 8, 2014 and reaffirmed by the Scituate Water Commissioners on May 26, 2015. All irrigation systems installed in accordance with the policy must be supplied by on-site sources or private water suppliers at the expense of the property owner.

Utilities, Parking, Traffic and Erosion Control

7. All proposed sewer manhole structures shall be furnished with water tight frames and covers. **The Town of Scituate shall** replace all existing sewer manholes within the property with watertight frames and covers prior to any additional redevelopment on the property as only the new sewer manholes are included in this condition.

Language: The Town of Scituate shall

8. Existing sewer connection for the building to be demolished shall be abandoned **and/or** capped to prevent any inflow into the remaining portion of the existing lines.

Add language: and/or

9. External cleanouts are required on all new sewer lines.

10. The grease trap for the new building shall be updated to include a two-section grease trap containing an inner baffle wall for better separation of grease and water. The grease trap shall be pumped out on a regular basis as the Scituate Waste Water Treatment Plant (WWTP) does not accept grease loads and a disposal service/schedule will need to be arranged.
11. Disruption to the existing sewer line shall be avoided and any cross connections between drain and sewer, in cases where cross connections are found, shall be disconnected from the sewer system.
12. A copy of the Sewer Permit and Curb Cut Permit shall be provided to the Planning Department prior to scheduling the preconstruction conference.
13. ~~Average daily water usage shall be projected and supplied to the Water Division and copied to the Town Planner to verify water lines are sized appropriately prior to the preconstruction conference.~~

Comment: remove condition #13, has already been supplied.

14. All existing catch basins within the limit of work shall be equipped with gas traps.
15. Overflows from the subsurface stormwater infiltration systems will discharge into the Town drainage system located on First Parish Road and Cudworth Road. The Scituate DPW shall provide written approval to the Town Planner that this is acceptable prior to scheduling the preconstruction conference.
16. All drainage elevations shall be shown on the plan views prior to construction scheduling the preconstruction conference.
17. In order to minimize conflicts with the Recreation Center and use of the playing fields and track, the programming of events at the Senior Center shall be coordinated with the Recreation Department and field use schedule. Coordination of the programming of events at the Senior Center will serve to manage the traffic and parking demands of the new use so as to utilize the parking supply and minimize conflicts within the Gates Campus and adjacent roadway network. Avoidance of peak traffic volume hours for the Senior Center, with operation hours primarily between 8:30 am to 4:30 pm, will minimize the impact of the project and allow for efficient use of the parking supply. **The Applicant shall report back to the Planning Board on how the programming shall occur.**

Comment: From Ms. Lambert about enforcement of conditions #17 and #18 and the constraints on the site; she was particularly concerned about the summer time period. Ms. Hayes indicated the Senior Center would take the lead on coordination of schedule of events with Recreation Department. Add to the condition that the Applicant is to come back and report to the Board on how programming will occur.

18. The Applicant shall submit to the Board for review a parking monitoring plan for the first 6 months of full operation of the Senior Center at least 6 months prior to the expected issuance of a Certificate of Occupancy. The Applicant shall implement the monitoring plan as approved by the Board. Following the delivery of the monitoring plan final report, the Planning Board will then determine whether the existing parking is adequate for the Senior Center and shall, if necessary, direct the Applicant to construct the additional 16 parking spaces (or more if necessary) in the area of future overflow parking. **The expanded parking shall be subject to the same conditions as the primary parking and a new snow storage area shall be developed.**

Comment: Recreation is aware they are losing 13 spaces, a snow removal plan will need to be submitted if additional parking is required and submit a plan to monitor parking for six months.

19. It is recommended that the Town shall install a radar speed feedback sign on First Parish Road east of the project site as an interim measure **and the Planning Board be informed that it is complete** and the Town shall undertake a speed zone study for this section of First Parish Road following MassDOT procedures for speed zoning on a municipal road in order to support a reduction in the posted speed limit in this area with consideration of the construction of the Senior Center. This study shall be done prior to any additional redevelopment of the Gates Campus.

Comment: how long is interim; add when complete the Board needs to be informed. Mr. Boudreau cautioned the Board about the speed study; can't guarantee that it would support that there should be a speed reduction it could be higher.

20. The Applicant shall **if possible** install a new ADA crosswalk constructed along the northerly side of First Parish Road from the crosswalk to Central Park Drive for connectivity for the Gates Campus prior to any additional redevelopment of the Gates Campus. **The Board shall be informed if it is not possible.**

Add language: The applicant shall install if possible; Board shall be informed if it is not possible. Mr. Boudreau said there will have to be an engineering report to determine if/if not possible.

21. It is recommended to the Board of Selectmen that Cudworth Road is converted to a one-way street so that parking is available for the Gates Campus.
22. Gasoline, oil and chemical abrasives shall not be stored on-site in the Water Resource Protection District. No road salt shall be used or stored on-site. No vehicle washing shall occur onsite.
23. Two signs shall be installed for the fire department vehicle access demarcating emergency vehicle access only.
24. Sizing calculations and flow paths for the temporary sedimentation basins shall be provided to the Town Planner prior to scheduling the preconstruction conference along with the activated NPDES Permit.
25. Any security cameras used on the outside of the property shall not view or record above the privacy fence. The privacy fence shall be **8 ft.** in height.

Comment: Board opined fence should be 8 ft. in height; a permit will be required

26. The lighting in the parking lot shall be programmable as to on-off and intensity. All lights shall be no higher than 20 feet and shall shine downward and toward the Senior Center. The lights shall be designed to turn off at night (with occupancy sensors to turn the lights at low power level if there is motion in the parking lot). **Lighting must also be located in the future parking area and back parking area.**

Add language: for lighting to be added to future parking and satellite parking in the back of the building. Applicant needs to determine the best security measure for when lighting goes on.

27. The normal operating hours of the Senior Center shall be 8:30 to 4:30 Monday through Friday. Hours of operation of the Senior Center shall not extend beyond 9:00 pm **unless there is a special event which must be permitted for.**

Add language: unless there is a special event which must be permitted

28. The Applicant shall design the emergency generator acoustic enclosure so as to limit noise emissions to 65 dBA at **7 meters.** **The Applicant shall submit a report on the noise level to the Board and go before the ZBA in necessary for the setback.**

Add language: regarding information from the Acoustical Engineer of 65 DBA or 7 meters without anything around it, applicant to submit report; if necessary the applicant may need to go to ZBA for permit.

29. The Applicant shall not use Building B for any uses without a **duly filed application** in accordance with the Zoning Bylaws, which review shall include a comprehensive integrated review of the site and impacts thereof.

Comments: There was discussion from Mr. Hunt regarding the parking and number of spaces for the B Wing going from 37 spaces to 9 spaces. He also indicated that there have been some assurances about the B Wing being used for non-profit use and that needs to be discussed; he opined that is grounds for appeal. Mr. Pritchard indicated no parking plan has been submitted for that and the Board is not approving that. Mr. Boudreau indicated there have been discussions about the Food Pantry going in, but have not moved beyond the discussion stage. He said that before any other use was to be added to the building it would have to come back before the Planning Board. Mr. Boudreau recommended that the Board not condition that at full Site Plan be conducted when additional uses are added to the building, B Wing.

Ms. Catherine Seaton, resident at 26 Doctors Hill Dr. indicated that she does some volunteer work at the Food Pantry and there are a lot more than 2 cars, at times she guesses there are 15-20 cars it will need to be looked at if the Pantry is moved there.

Add language: with a duly filed application

- ~~30. At the existing entrance to the Gates School off of First Parish Road, bollards—number, size and spacing acceptable to the Planning Board, shall be installed so that no vehiculare traffic can enter from First Parish Road.~~

Comment: remove this condition because stone wall will be replaced.

Construction

31. A pre-construction conference will be required prior to the start of construction which conference shall include a representative of the DPW, the site contractor, Owners Project Manager (OPM), the Town Planner and Conservation and Natural Resource Officer and any other Town departments as necessary or required by the Town Planner.
32. Prior to scheduling the pre-construction conference, a commitment to cover funding for inspections by the consulting engineer for stormwater shall be provided to the Planning Board, a schedule of construction activities shall be given to the Town Planner along with the Storm Water Pollution Prevention Plan (SWPPP) and NPDES Permit. The Construction General Permit and SWPPP shall be provided to the Town Planner for review and approval prior to scheduling the preconstruction conference.
33. All work within the Right of Way ("ROW") of First Parish Road and Cudworth Road shall be coordinated with the DPW. The DPW shall be notified prior to the start of work within the ROW of First Parish Road and Cudworth Road. Other than as required by the necessary work in the ROW, there shall be no parking or idling of vehicles on First Parish Road and Cudworth Road during construction.
34. Stormwater control measures shall be maintained by the Applicant according to the Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan 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.

35. A crushed stone construction entrance as detailed on the plans is required and shall be installed prior to the start of work. Water and sediment shall not be discharged into the infiltration basin until the site is fully stabilized.
36. 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 and, as necessary, the Conservation Agent determines that the danger of erosion or sedimentation no longer exists.
37. Construction shall proceed according to the construction phasing plans.
38. 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. **The Applicant shall manage construction lights so they shall not be a nuisance to the neighbors.**

Add Language: to manage lights during construction to mitigate and nuisance to the neighbors

39. The Applicant shall maintain a pedestrian access path to the tennis courts and fields from First Parish Road during construction.

After Construction

40. A set of As-Built Plans stamped by a registered surveyor and reviewed by the registered professional engineer who designed the system shall be submitted to the Planning Board within 30 days of completion of the work. This plan shall include the construction conditions of the stormwater management system, utilities, grading, building, site amenities and driveways. The As-Built Plan must be submitted and such plans must be found in compliance with the approved permit prior to obtaining a Certificate of Occupancy. All grading and landscaping must be complete prior to the as-built submittal.
41. If signage identifying the building other than for entrance/exit, directions, or safety purposes is incorporated at a later stage of the project's design, it shall be reviewed by the Planning Board prior to application for a sign permit.

Mr. Pritchard seconded the motion as amended. Mr. Bornstein and Mr. Pritchard both reiterated that some of these conditions and findings tread a fine line.

The Board voted 3 to 2 in favor of the motion. Ms. Burbine and Ms. Lambert voted against the motion.

Motion:

Ms. Burbine moved to close the Scenic Road, Site Plan Review and Stormwater Public hearings for the Senior Center.

Ms. Lambert seconded the motion; the vote was unanimously in favor.

Friends of North Scituate – Canopy Restoration – CPC Application

Documents

- PDF Request 4 funding appl_9-4-19
- Doc DRAFT Motion form

Attendees: Henry Yeh, resident at 16 Wood Island Road and representative for the Friends of North Scituate Village (FONS)

Mr. Yeh explained that the mission of the non-profit organization is to improve North Scituate and the first project is to restore the historical site of the train canopy. He reviewed the current status of the canopy/area and explained what the FONS are proposing with the help of the CPC. He indicated the project had been started, but then money ran out so it was never completed.

- Finish inside of canopy with cedar siding
- Proposed lighting added
- Finish the concrete pouring
- Add trash receptacle and ADA benches and picnic table
- Police have requested that there be a Police detail when construction begins
- Project is supported by multiple Commissions/Boards – Recreation Department, Historical Commission and Historical Society
- DPW will help to coordinate the concrete work
- 3-sided sign will be erected once construction is complete
 - History - North Scituate Train Station and Bailey/Gannett Corner
 - Walking and biking trails
 - Maps
- DPW will be responsible for trash collection and grounds keeping
- The Town is responsible for maintenance it is a Town structure

Ms. Burbine indicated that CPC did vote favorably on this project. This project does not affect parking; it is really a pedestrian driven project.

Mr. Pritchard asked why the benches, etc. selected are iron versus some other type of material, do they have some historical significance. Mr. Yeh indicated that they were selected because they will be outdoors and the harbor has the same style of benches so they will tie into that look as well the furnishing need to be permanently mounted.

Mr. Bornstein asked if there was anything in the proposal for landscaping of the area. Mr. Yeh indicated not currently and not sure that CPC funding would be available.

Mr. Limbacher commented that anything done to North Scituate is good; Ms. Lambert agreed.

Ms. Andrea Hunt, resident at 66 Mann Lot Road, indicated that when the building was a train station the benches inside were wood, but there were some iron benches located outside the back of the building that were slightly more Victorian, but the proposed benches are a very good style selection to go along with what once was there.

Mr. Hunt, resident at 66 Mann Lot Road, added that the landscaping on either side of the tracks was supposed to be maintained by the MBTA for 1 year and after that the Town was to assume the maintenance of the landscaping; but it has fallen into disrepair

Motion:

Ms. Lambert moved the Planning Board is in support of the Friends of North Scituate plan to restore the Train Canopy in North Scituate.

Mr. Bornstein seconded the motion; the vote was unanimously in favor.

Public Meeting – Site Plan Waiver – 111 Front Street
Assessor's Map/Block/Lot: 50-4-30
Applicant/Owner: Blayne Curtis

Documents

- PDF Application
- PDF Site Plan. Narrative
- Doc Transmittal letter dated 8.22.19
- Email to Karen Joseph from BOH with comments dated 8.27.19
- Email to Karen Joseph from Sewer Department with comments dated 9.9.19
- IMG_4144, IMG_4145, IMG_4146, IMG_4147
- Email to Karen Joseph from BOH with additional comments dated 9.9.19
- PDF Site Plan with parking received 9.12.19

Attendees: Blayne Curtis, Property Owner

Mr. Curtis indicated that he is the property owner of the two tenant building; Harborside Wine and Spirits and vacant space formerly housing The Silent Chef. He has a new tenant interested in the building, looking to open a full service breakfast/lunch restaurant only and he is seeking a Site Plan Waiver for parking. He opined parking is very challenging in the harbor and he is not aware of any business that meets the requirements. He indicated he had provided a parking plan to the Board today; his building has 14-15 spots and would not be enough parking for any use in the building. He is asking for a waiver to allow the use of a 75 seat restaurant, which would require 18 parking spaces. He indicated he wrote a memo addressing Section 760; he noted that there is public parking at Cole Parkway, street parking and mentioned the peak hours of the restaurant would be different from other businesses in the area.

Mr. Limbacher asked what is being done inside the building. Mr. Curtis indicated that there will be an interior renovation, no changes to the exterior of the building except for cleaning it up with painting and potentially a new awning. He indicated the kitchen will be cleaned up and made smaller to account for seating, 20 tables in the front of the space. Mr. Limbacher questioned if there is room for 75 seats. Mr. Curtis said the space is 2,200 sq. ft. and there is dead space in the kitchen that can be used. He noted there will be some hurdles of bathrooms and such for the use, but they will tackle that at a later date.

Ms. Lambert said she wants to encourage anything going into the Harbor. Mr. Curtis commented that Front Street is dead, that he is a Cohasset resident and is trying to bring business to the area. He opined that parking will be a Waiver for many people in order to revitalize the area.

They reviewed the parking plan provided by Mr. Curtis.

- Parking 14-18 spaces proposed
 - Currently one big open space
 - Shared parking with the Harborside Wine and Spirits
- Plan to repave and strip parking lot when new tenant moves in
 - Board requested that handicap parking space be included – applicant agreed to provide
- Dumpster in parking currently shared with Riva
 - Arrangements for trash pickup, etc. will be made by the tenants

Public Comments:

Mr. Taylor Tibbets, resident at 16 Lawson Terrace and owner of Harborside Wine & Spirits said that a 70 seat restaurant will be detrimental to his business and the customer flow regardless of the time of day. He indicated they are new tenants of Mr. Curtis, they have painted his side of the building and provided new awnings and tried to maintain a nice looking building; they have been there for 21 yrs. He opined parking is an issue in the Harbor and even with Cole Parkway there is not enough; a 70 seat restaurant that does not have adequate parking will be a detriment. He also indicated that there are only 12 spaces in the back; there are 2 refrigerators, 2 dumpsters and with regard to handicapped spaces, he does not think the building is handicapped accessible anyways, so the handicapped space would make no sense.

Mr. Curtis responded by saying that currently in his write-up he explained there are 10-12 spaces, in terms of handicapped accessibility with a restaurant use they will have deal with that if approved. He also indicated that the lease for Harborside Wine & Spirits includes 3 spots. He opined he could divide the lot up with a fence, but does not think that is good for anyone.

Mr. Gordon Price, resident at 48 Mann Lot Road and former Harbor business owner said that he likes the plan and sympathizes with Taylor and opined another restaurant in the Harbor would be welcomed; maybe designating 4-5 space for the Harborside Wine & Spirits would work since people most likely are running in/out may not be as much of an inconvenience for those people to park in other location versus a restaurant patron. He said there is some kind of balance, but the Harbor is tough for parking.

Ms. Joseph indicated this is more than just a parking waiver, the application is for a Site Plan Waiver because it is a change in use for what was there; the Board needs to consider all the other site conditions involved. She has provided motions for both approval and denial; it is the Board's determination.

Mr. Curtis said that everything that has been raised is fixable, but if he does not get a parking waiver it is a dead issue. He asked if everything else could be conditioned.

The Board indicated that he should come in for a full site plan review; it does not mean that a waiver on parking would not be granted, but the Board needs to see everything. Mr. Curtis said that is a lot of money and time and if the parking is not satisfied than it is a non-issue. Ms. Burbine agreed, but

did say it is in the best interest for everyone to come in for a Site Plan Review. This is a change of use.

Mr. Hunt, resident at 66 Mann Lot Road said he could not recall an instance where off street parking requirements were imposed on a business in close proximity to municipal parking.

Mr. Curtis indicated that he is just trying to save time and money and that is why he approached it in this manner at this particular point; the rest of the issues are solvable.

Ms. Joseph indicated she has written an approval that is consistent with what would be asked for in a Site Plan Review, but more could be added if that is how the Board would like to approach it. Ms. Burbine asked if there would be a liquor license; Mr. Curtis as the landlord did know, but the tenants would have option of applying for one.

Mr. Limbacher indicated that he is in favor of having a full site plan review with the understanding he has consistently voted for parking in Cole Parkway.

Mr. Curtis asked what the sticking points would be in the full site review; there is already a full functioning kitchen and they are shrinking the kitchen, he spoke with the Sewer Commissioner and it would be a reduction of use; the only thing functional difference is adding seats and the flow of the building, there will be less dishwashing than when it was a catering business.

There was discussion about some of the uses of the building prior to The Silent Chef.

The Board opined this should go through the process; generally the Board has been okay with parking in Cole Parkway.

Mr. Tibbets opined when it will be enough, that Cole Parkway is the answer.

Ms. Debbie Farrell, resident at 124 Front Street, piggy backed on to Mr. Tibbets comment. She said she is all for the restaurant/business, but she has been fighting for parking for her condominium association of 8 residential units and asked when does it stop. She provided several examples of how difficult it is to park from a resident's point of view. Ms. Joseph indicated the building has never had parking, but the Town is working on a program to address long-term overnight parking in the area that will be safe from flooding. Ms. Farrell discussed the influx of parking with the boats, etc. and agrees with Mr. Tibbets about when does it stop.

Mr. Gerry Kelly, resident at 56 Moorland Road opined that Front Street is vacant and depressing particularly in the winter. He opined this is someone who wants to transform a vacant property and invest.

Mr. Curtis said he wants to satisfy the Board's request, but the risk is that the tenant will be lost and will then need to find one; currently he has an owner of a successful business in Marshfield that wants to invest in Scituate. He said he understands the site process; he is trying to expedite this and cannot guarantee they will come back.

The Board opined that a full site plan review should be done.

Motion:

Ms. Burbine moved that the applicant withdrawal their application for a site plan waiver without prejudice.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Form A-ANR – 44 Ocean Ave.

Assessor's Map/Block/Lot:

Applicant/Owner: Donald F. & Joan M. Gillespie

Documents

- PDF ANR Application
- PDF ANR Plan 10.17.18(with stamp)
- PDF ANR_44OceanAvenue
- Doc Transmittal 44 Ocean Ave
- Doc DRAFT Motion Form A 44 Ocean Ave

Ms. Joseph indicated this has been before the Board previously; it has access and frontage and they are just adding more land to the lot of the second house so they have more of a back yard.

Motion:

Ms. Burbine moved to endorse as Approval Not Required a Plan of Land in the Town of Scituate, MA 44 Ocean Avenue prepared by Morse Engineering Co., Inc. for applicant/owner Donald F. & Joan M. Gillespie dated 8-21-19 as the division of land shown on the accompanying plan is not a subdivision because it shows every lot on the plan has frontage of at least the distance presently required under the Scituate Zoning Bylaw on the public way of Ocean Avenue and is shown as proposed conveyance or change in a lot line which does not alter the existing frontage as required under the Scituate Zoning Bylaw.

Ms. Lambert seconded the motion; the vote was 4 to 1 in favor of the motion. Mr. Pritchard voted against the motion.

Accounting

Documents

PO #2002396 (\$221.10), PO #2002303 (\$19.69), PO #2002302 (\$250.00), PO #2002241(\$21.50), PO #2002193 (\$90.00)

Ms. Lambert moved to approve the requisition of \$221.10 to Gatehouse Media for legal ads for 10 Woodworth Lane and 443-461 CJC Hwy, for \$19.69 to Brad Washburn for Mileage reimbursement, for \$250.00 to Chessia Consulting for Surety estimate for The Glen, for \$21.50 to Brad Washburn for mileage reimbursement, for \$90.00 to MAPD for annual dues for Brad Washburn.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Minutes
Documents

- Meeting minutes 8.22.19

Ms. Lambert moved to approve the meeting minutes for August 22, 2019.

Mr. Limbacher seconded the motion; the vote was unanimously in favor. Mr. Bornstein did not vote.

Liaison Reports:

Conservation – reported by Ms. Lambert:

- Scituate Beach Association (SBA)
 - Warned for putting down gravel into the channel – parking extended into wetlands
 - Conservation requested markers or fence be place to ensure no more cutting
 - Conservation will be walking property line for placement of marks
 - SBA did have an informal discussion with the Planning Board last year; Board did not require them to file anything

Shellfish Commission – reported by Mr. Bornstein:

- Presented their Rules and Regulations to Waterways Commission
 - State program, tidelands under jurisdiction of the town
 - Hope to be before Board of Selectmen next month
 - Issue – more demand than supply; will have to be judicious in how grants are awarded
- Outside Briggs Harbor – shellfish growing area
 - 30 acres may be feasible to be farmed
 - Access is from Cohasset
- Good for local economy –sustainable industry for the future
- Environmental benefits – clean the water
- Improve recreation
- Will be a 3 year pilot program

CPC – reported by Ms. Burbine:

- Mile markers – approved for Town Meeting
- North Scituate Canopy – approved of Town Meeting
- Land on Country Way – application withdrawn
- Projects to be completed/completed were discussed
- Property on Mordecai Lincoln Road – maybe coming available – dates back 1600's
 - Approx. 5 acres of land - \$900K
 - Application in process – town meeting in April
- Roach field – all most done – people still parking on the street
- Sunset Property – still in motion, estate is in probate

Planning and Development – reported by Ms. Joseph:

- Seaside site visit tomorrow
 - Next meeting asking for surety reduction
 - Phase 2 trees cut and sitting there
- Zoning bylaw changes September 26th
- Curtis Estates has a change into the BOH for the septic plan
 - Will come to the Planning Board afterwards

Documents

- Email to the Board from Karen Joseph date 8.21.19 with meeting materials for Senior Center
- Email to the Board from Karen Joseph dated 9.3.19 with meeting materials for Senior Center
- Email to the Board from Karen Joseph dated 9.4.19 with meeting materials for Senior Center
- Email to the Board from Karen Joseph dated 9.5.19 with meeting materials for Senior Center
- Email to the Board from Karen Joseph dated 9.6.19 with meeting materials for North Scituate Canopy, 44 Ocean Ave and 111 Front Street
- Email to the Board from Shari Young dated 9.6.19 with meeting agenda for 9.12.19 and meeting minutes from 8.22.19
- Email to the Board from Shari Young dated 9.9.19 with meeting materials for Senior Center
- Email to the Board from Karen Joseph dated 9.9.19 with meeting materials for 111 Front Street
- Email to the Board from Shari Young dated 9.10.19 with meeting materials for Senior Center
- Email to the Board from Shari Young dated 9.11.19 with meeting materials for Senior Center
- Email to the Board from Karen Joseph dated 9.11.19 with meeting materials for Senior Center – DRAFT Decision and Revised Draft Decision
- Email to the Board from Karen Joseph dated 9.12.19 with meeting materials for Senior Center

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 10:17 p.m. Mr. Pritchard seconded the motion; the vote was unanimously in favor.

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Ann Burbine, Chair

Amended and Approved: September 26, 2019

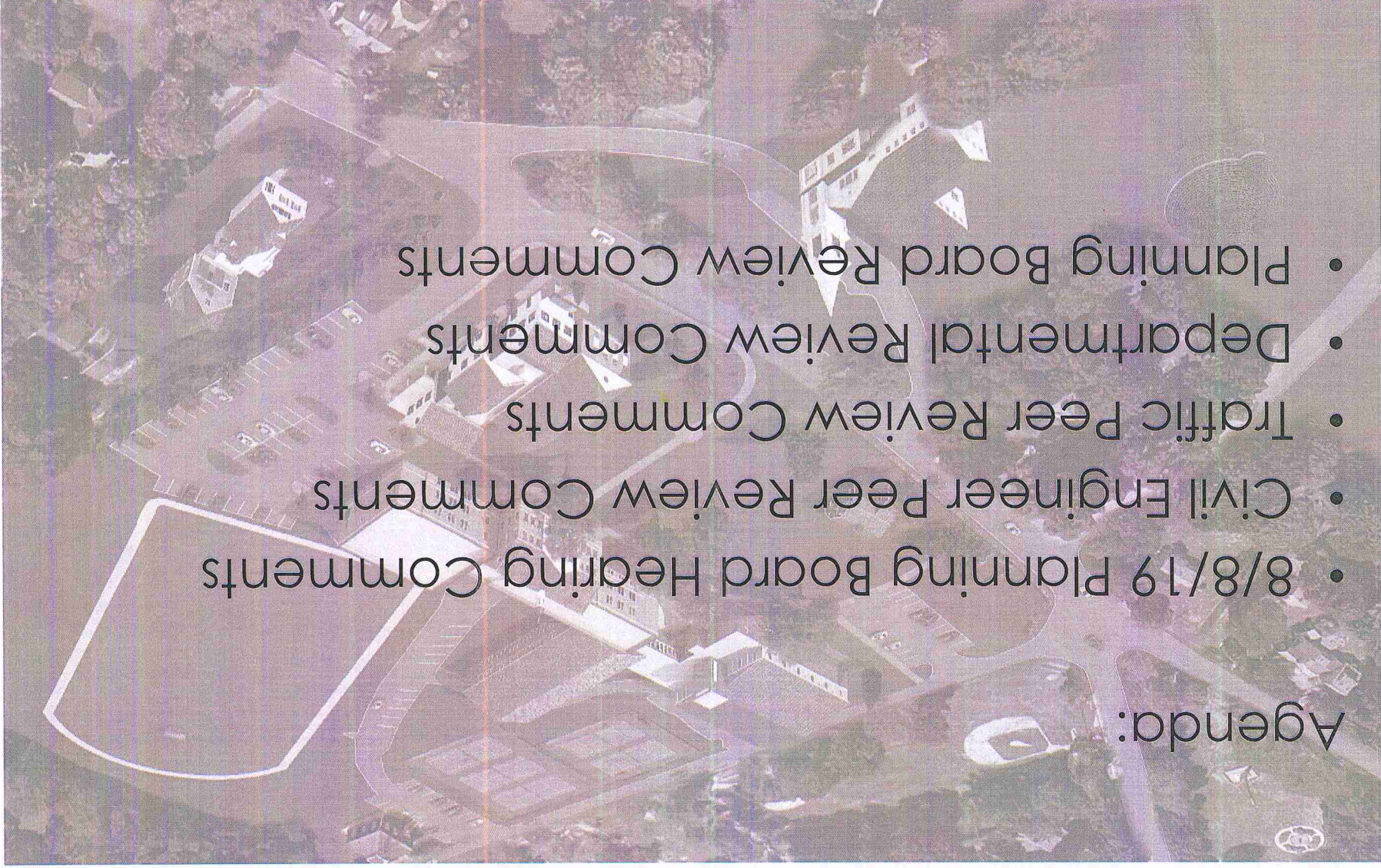
Presentation for the Scituate
Senior Center & Recreation Center Buildings

Planning Board
September 12, 2019

Presentation Agenda

Agenda:

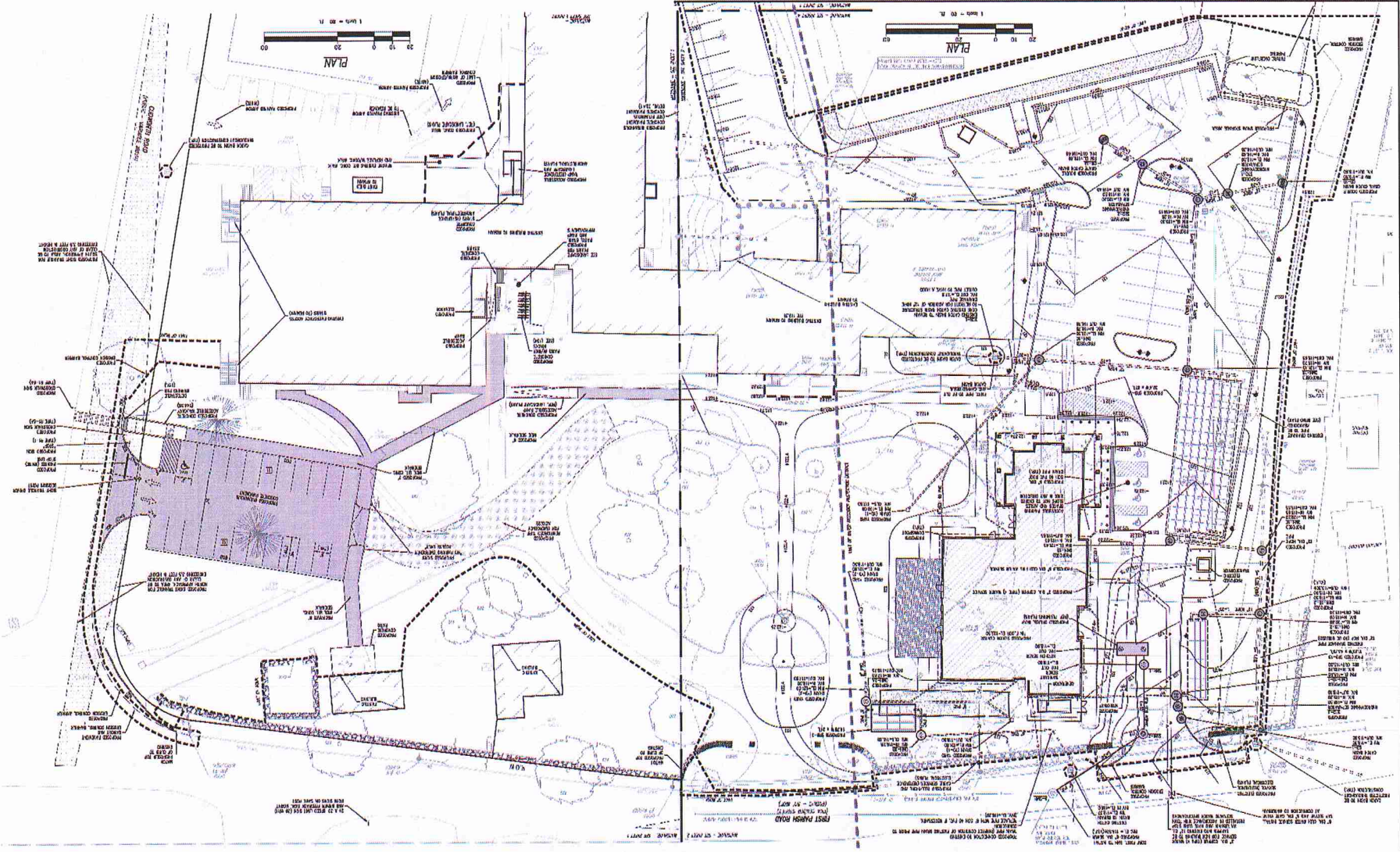
- 8/8/19 Planning Board Hearing Comments
- Civil Engineer Peer Review Comments
- Traffic Peer Review Comments
- Departmental Review Comments
- Planning Board Review Comments



Response to Civil Engineer Peer Review Comments

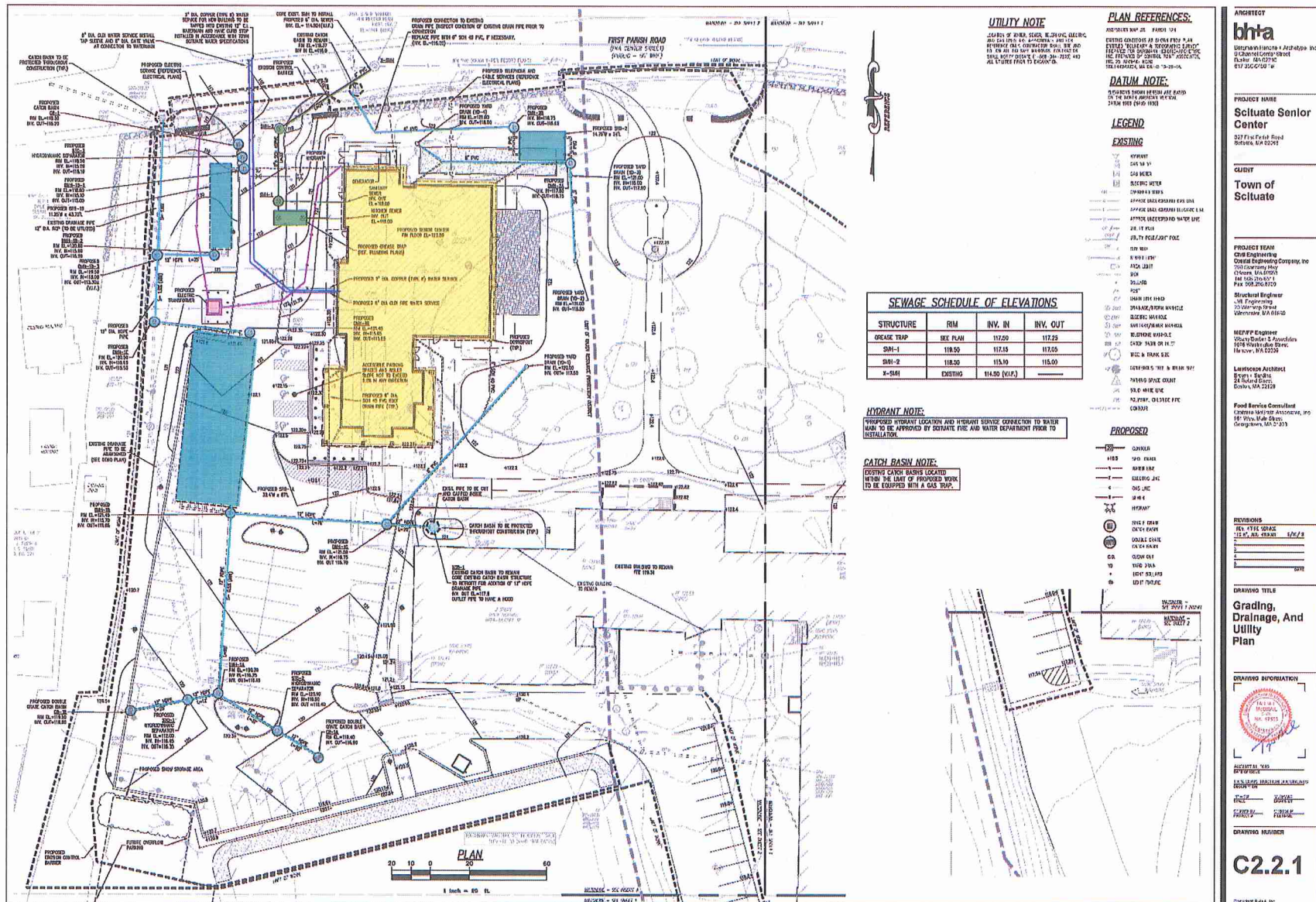


Response to Civil Engineer Peer Review Comments

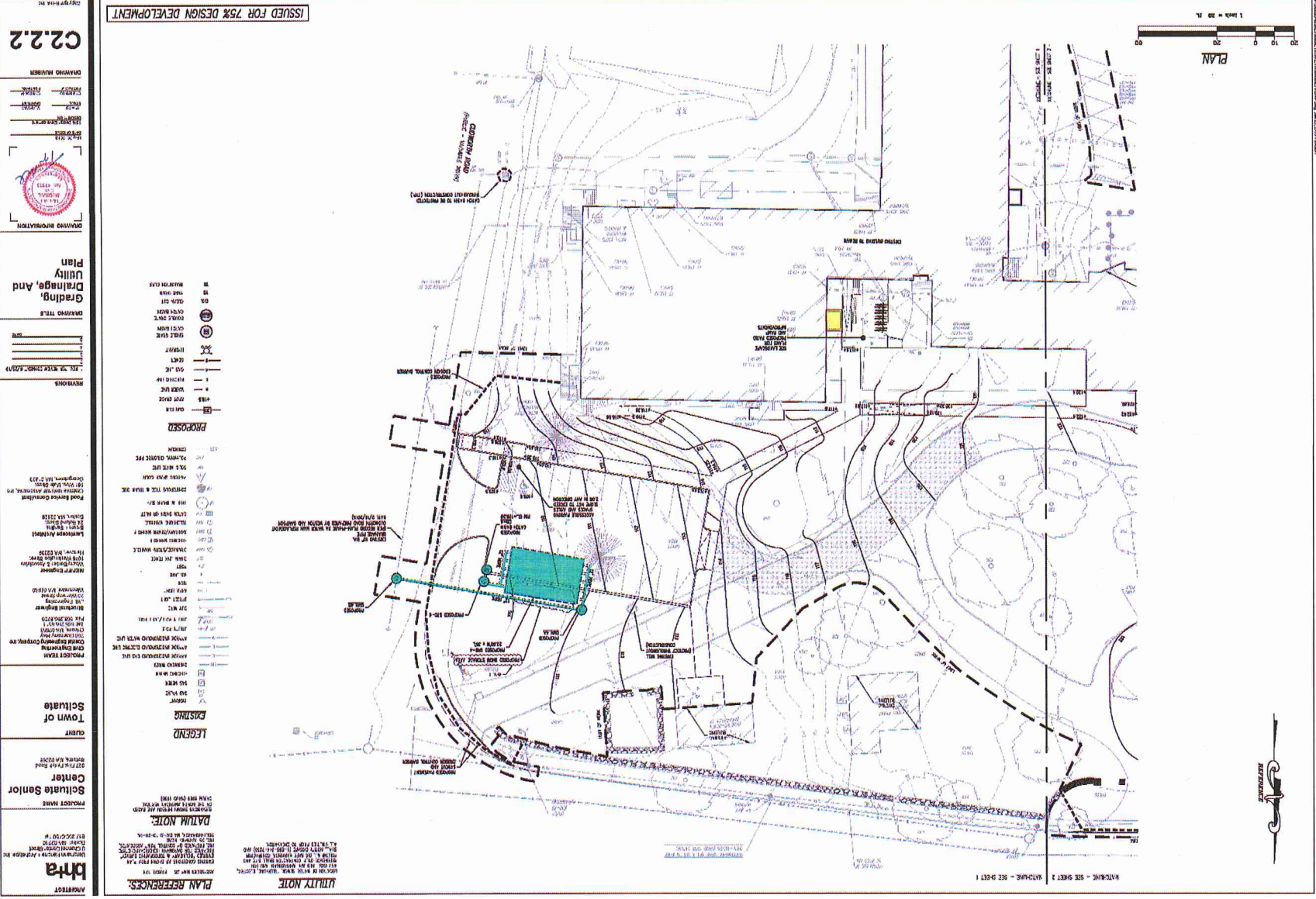


Response to Civil Engineer Peer Review Comments

Stormwater Management



Response to Civil Engineer Peer Review Comments Stormwater Management



Response to Civil Engineer Peer Review Comments

Discharge and Recharge

Table 3.0: Pre-Development and Post-Development Runoff Peak Flow and Volume Summary

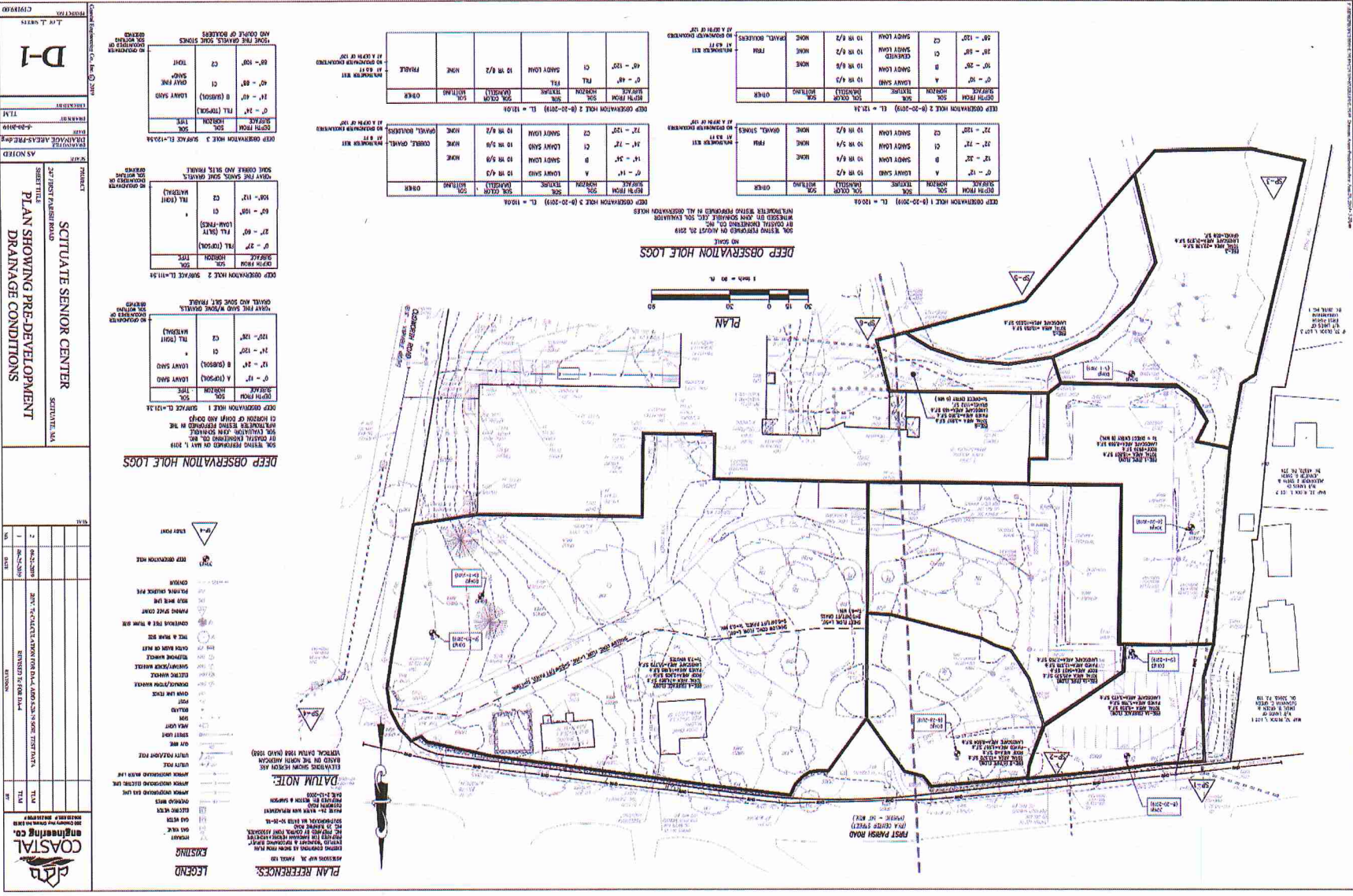
	PRE-DEVELOPMENT PEAK FLOW (CFS)			PRE-DEVELOPMENT VOLUME (Ac-ft)		
	2 yr-24 HR	10 yr-24 HR	100 yr-24 HR	2 yr-24 HR	10 yr-24 HR	100 yr-24 HR
STUDY PT 1	1.82	2.81	6.09	0.133	0.202	0.435
STUDY PT 2	0.43	0.48	0.48	0.032	0.049	0.108
STUDY PT 3	0.25	0.53	1.64	0.024	0.043	0.118
STUDY PT 4	1.77	2.97	7.12	0.143	0.229	0.533
STUDY PT 5	0.13	0.26	0.77	0.012	0.021	0.056
STUDY PT 6	0.24	0.33	0.58	0.018	0.024	0.043

	POST-DEVELOPMENT PEAK FLOW (CFS)			POST-DEVELOPMENT VOLUME (Ac-ft)		
	2 yr-24 HR	10 yr-24 HR	100 yr-24 HR	2 yr-24 HR	10 yr-24 HR	100 yr-24 HR
STUDY PT 1	0.82	1.81	4.59	0.068	0.136	0.389
STUDY PT 2	0.09	0.27	0.48	0.007	0.017	0.059
STUDY PT 3	0.16	0.35	1.09	0.016	0.029	0.079
STUDY PT 4	0.99	1.76	5.71	0.085	0.159	0.441
STUDY PT 5	0.07	0.15	0.45	0.007	0.012	0.032
STUDY PT 6	0.13	0.18	0.32	0.009	0.013	0.024

SUMMARY TABLE-POST DEVELOPMENT REDUCTION IN FLOW AND VOLUME AT STUDY POINTS

	PEAK FLOW (CFS) REDUCTION			VOLUME (Ac-ft) REDUCTION		
	2 yr-24 HR	10 yr-24 HR	100 yr-24 HR	2 yr-24 HR	10 yr-24 HR	100 yr-24 HR
STUDY PT 1	1.00	1.00	1.50	0.065	0.066	0.046
STUDY PT 2	0.34	0.21	0.00	0.025	0.032	0.049
STUDY PT 3	0.09	0.18	0.55	0.008	0.014	0.039
STUDY PT 4	0.78	1.21	1.41	0.058	0.07	0.092
STUDY PT 5	0.06	0.11	0.32	0.005	0.009	0.024
STUDY PT 6	0.11	0.15	0.26	0.009	0.011	0.019

Discharge and Recharge



Discharge and Recharge



Erosion Control Plan



Response to Civil Engineer Peer Review Comments

Operations and Maintenance Manual



OPERATIONS & MAINTENANCE MANUAL

**Scituate Senior Center
Scituate, MA**

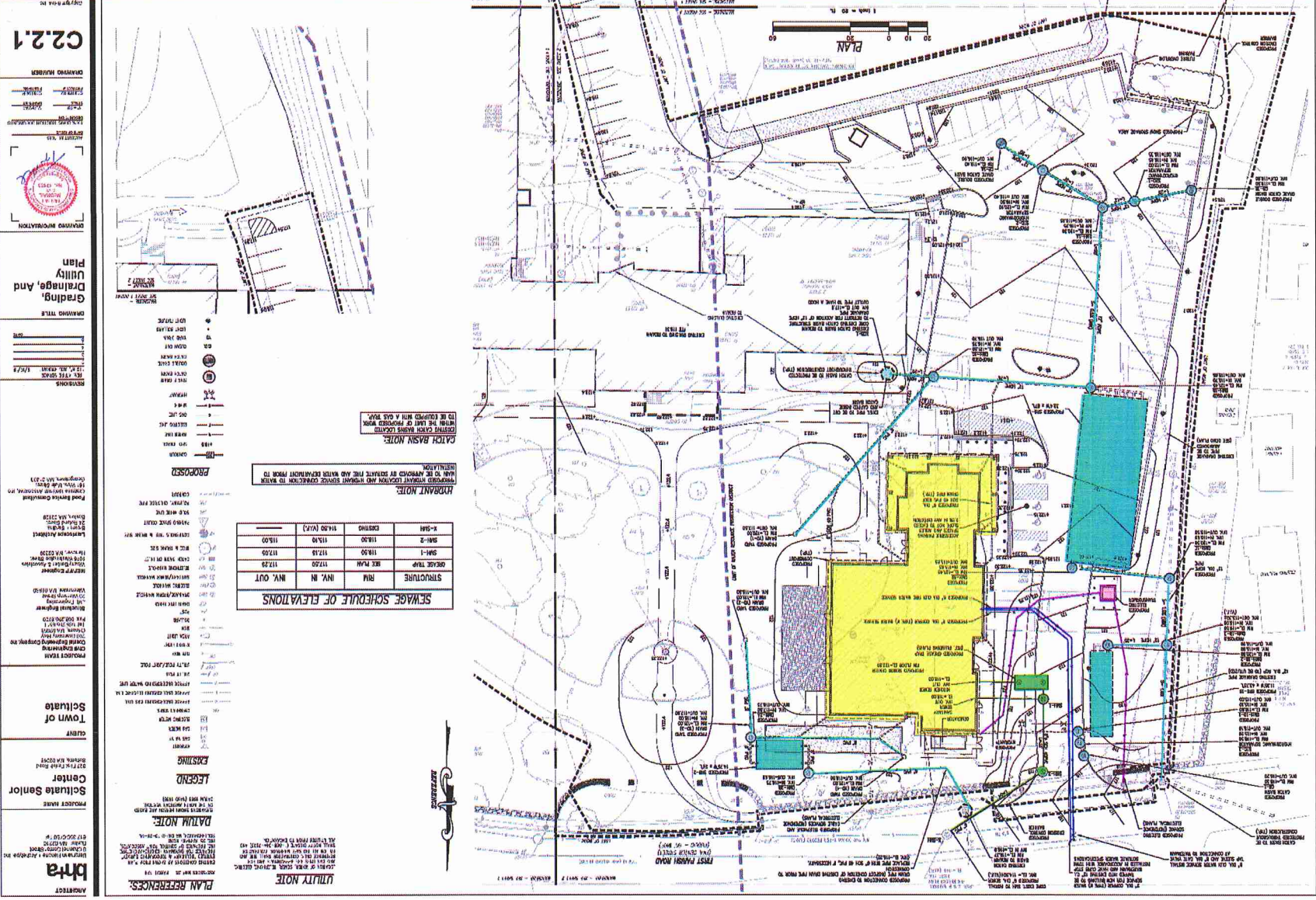
Project #C19189.00

August 22, 2019

Prepared by:
Coastal Engineering Company, Inc.
260 Cranberry Highway
Orleans, MA 02653

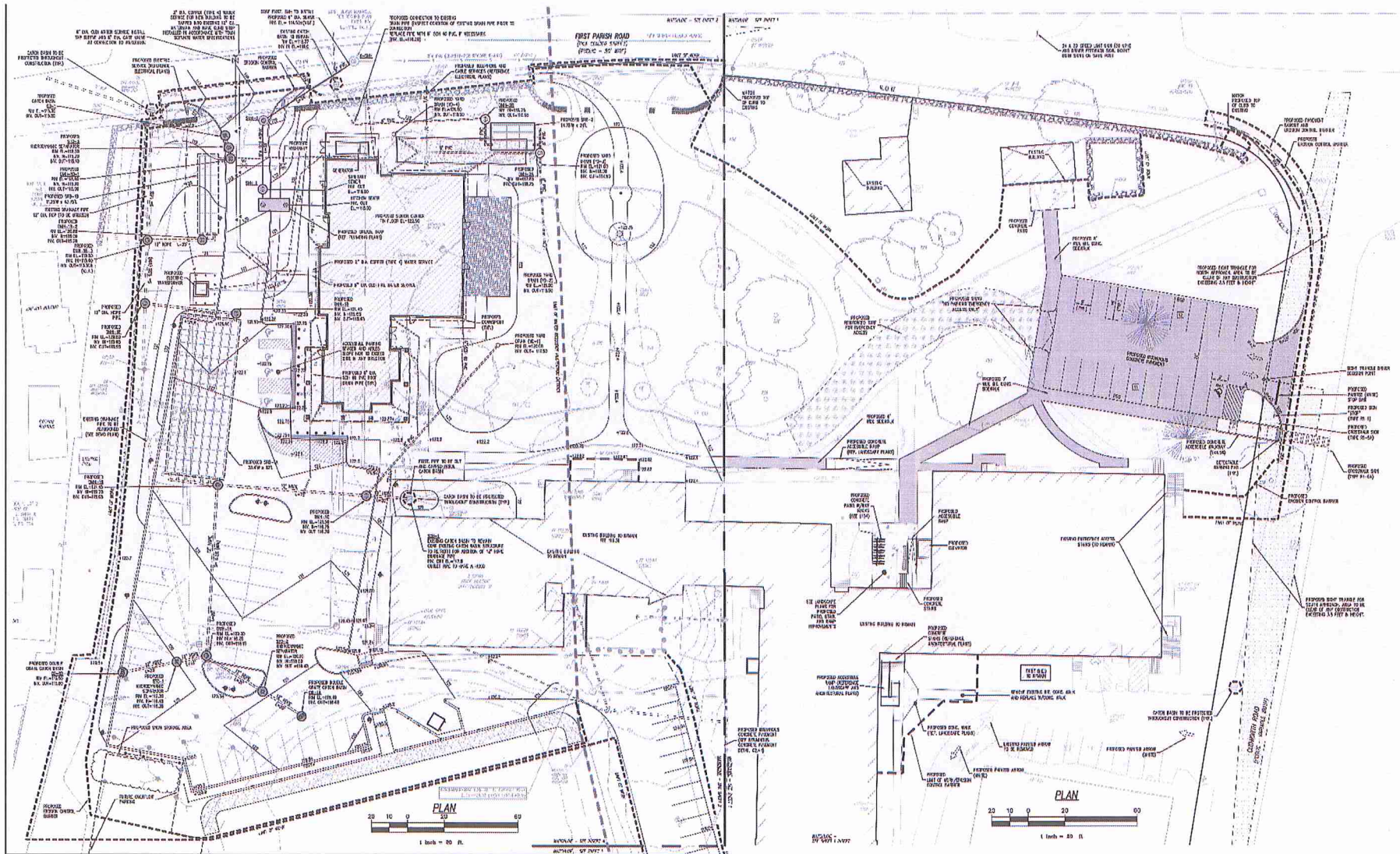
Prepared for:
The Town of Scituate
600 Chief Justice Cushing Highway
Scituate, MA 02066

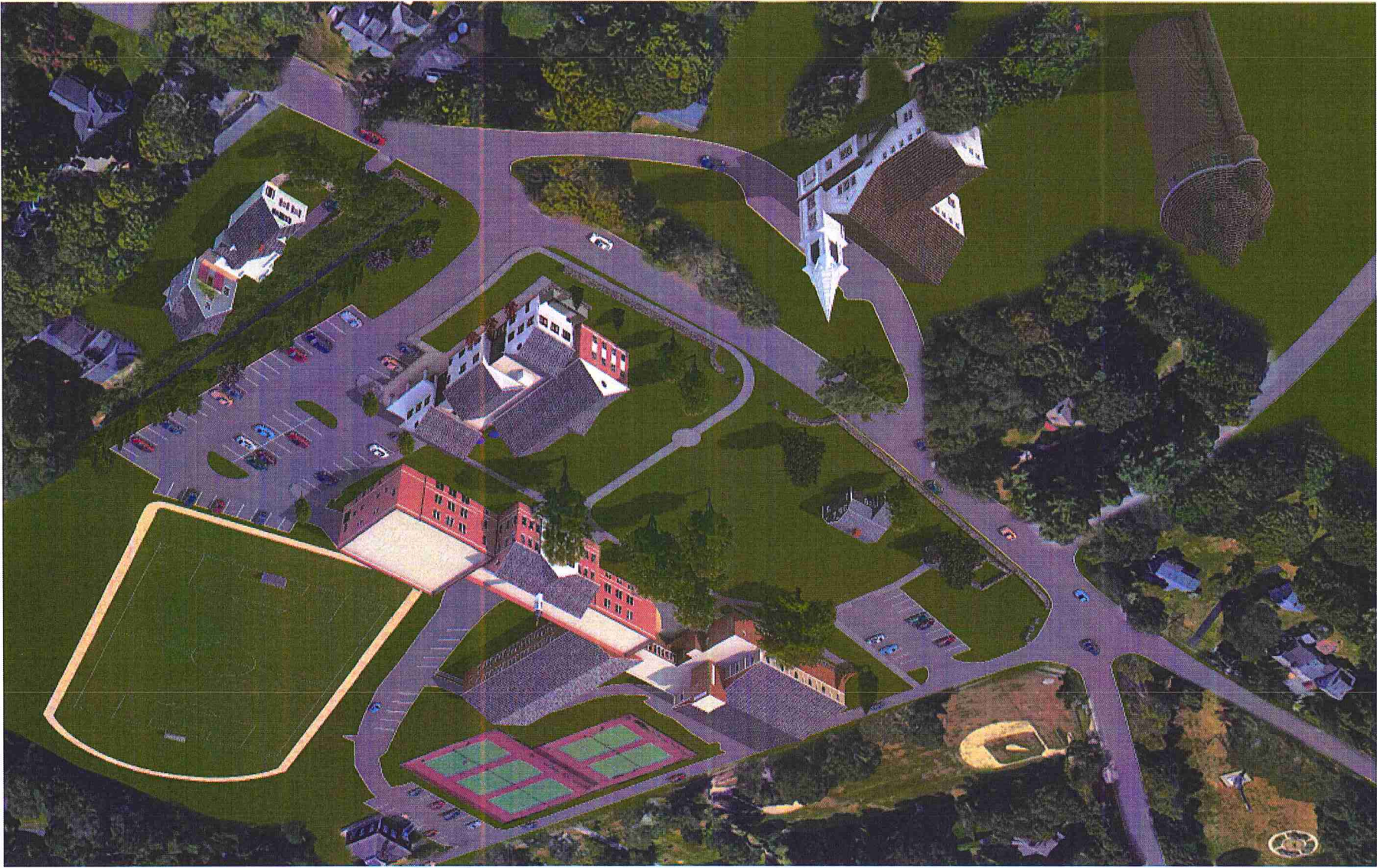
Hazardous Materials and Oil Discharge



Response to Civil Engineer Peer Review Comments

Cut/Fill





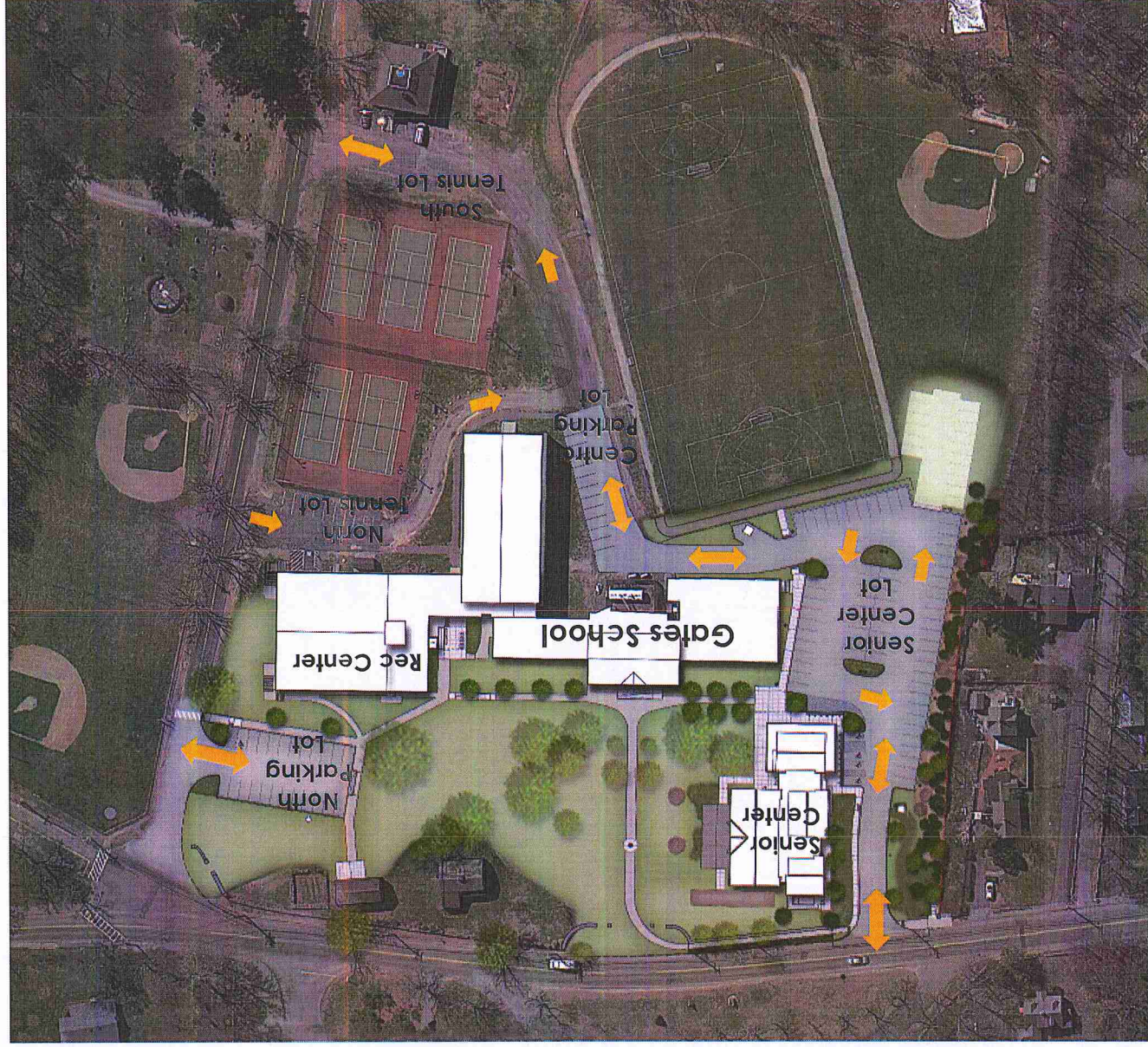
Response to Traffic Peer Review Comments

Transportation- Study Area



Response to Traffic Peer Review Comments

Vehicular Circulation



Response to Traffic Peer Review Comments

Parking Calculations

Method 1: Occupancy Calculated per Egress Code

- Uses use group parking requirements in the Scituate Zoning Bylaws (assembly, educational, and professional use)
- Assumes building is fully occupied
- **Required Parking Spaces:**
 - 91 Parking spaces at the Senior Center and**
 - 71 Parking Spaces for the Recreation Center**
 - 162 TOTAL PARKING REQUIRED**
 - 164 PROVIDED PARKING (PAVED AND SHADOW PARKING)**

Method 2: Occupancy Calculated per Programming Schedule

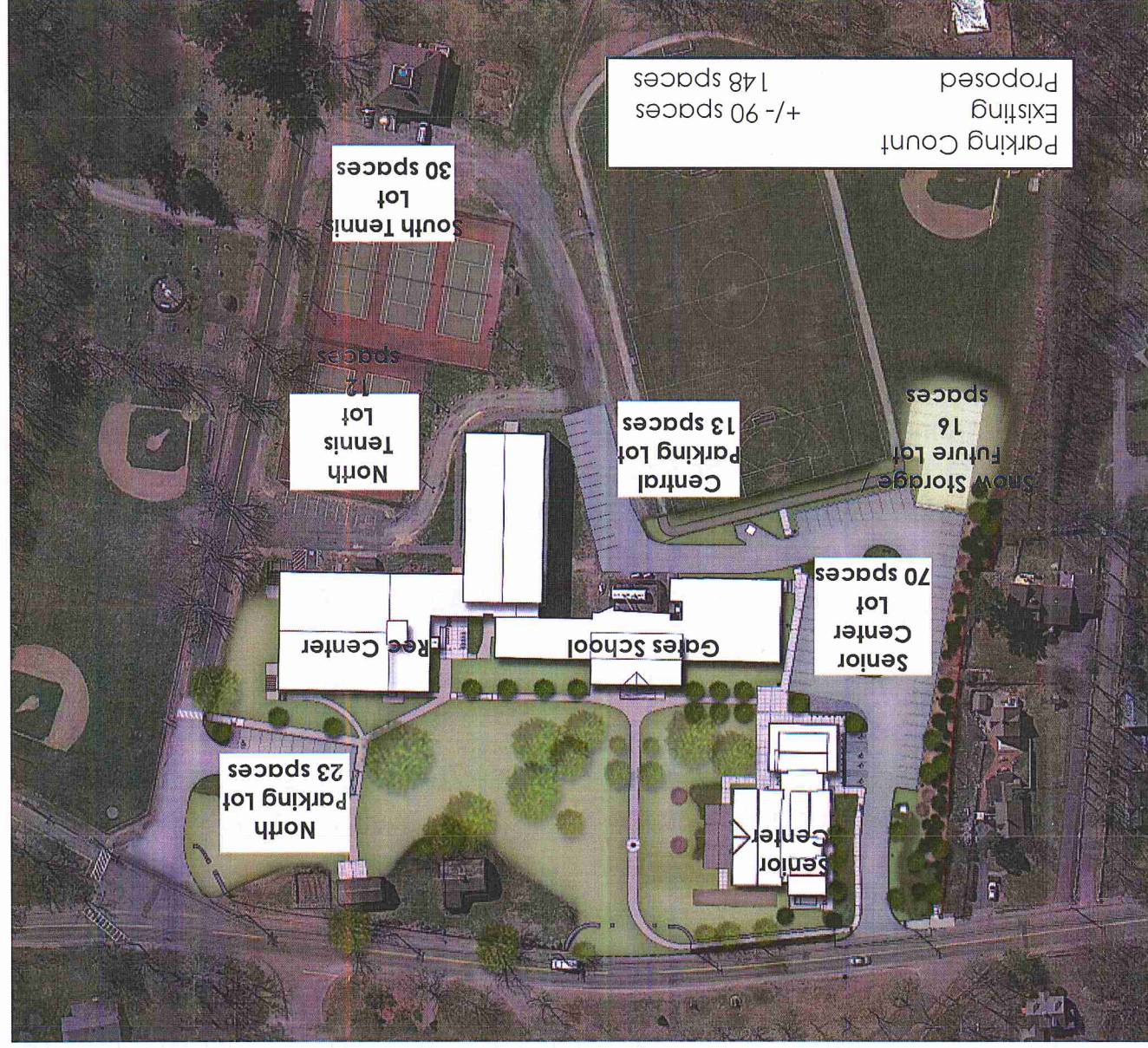
- Uses use group parking requirements in the Scituate Zoning Bylaws
- Assumes the building is not fully occupied, looks at large events as a “worst case scenario”
- **56 Required Parking Spaces**

Method 3: Parking Calculated per Massachusetts Executive Office of Elder Affairs

- Uses square footage parking requirements from the Massachusetts Executive Office of Elder Affairs
- Assumes the building is not fully occupied
- **74 Required Parking Spaces**

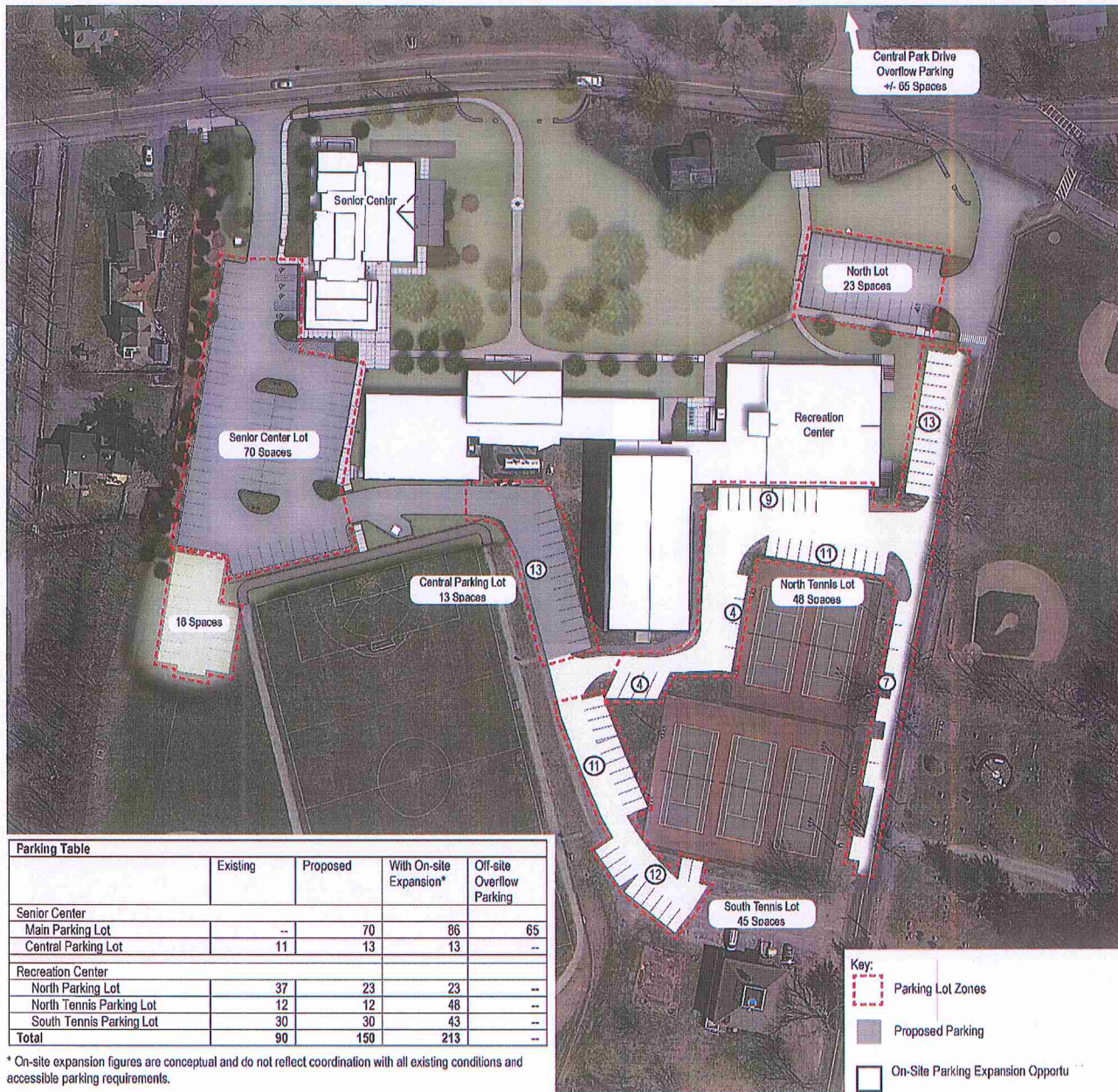
Response to Traffic Peer Review Comments

Parking



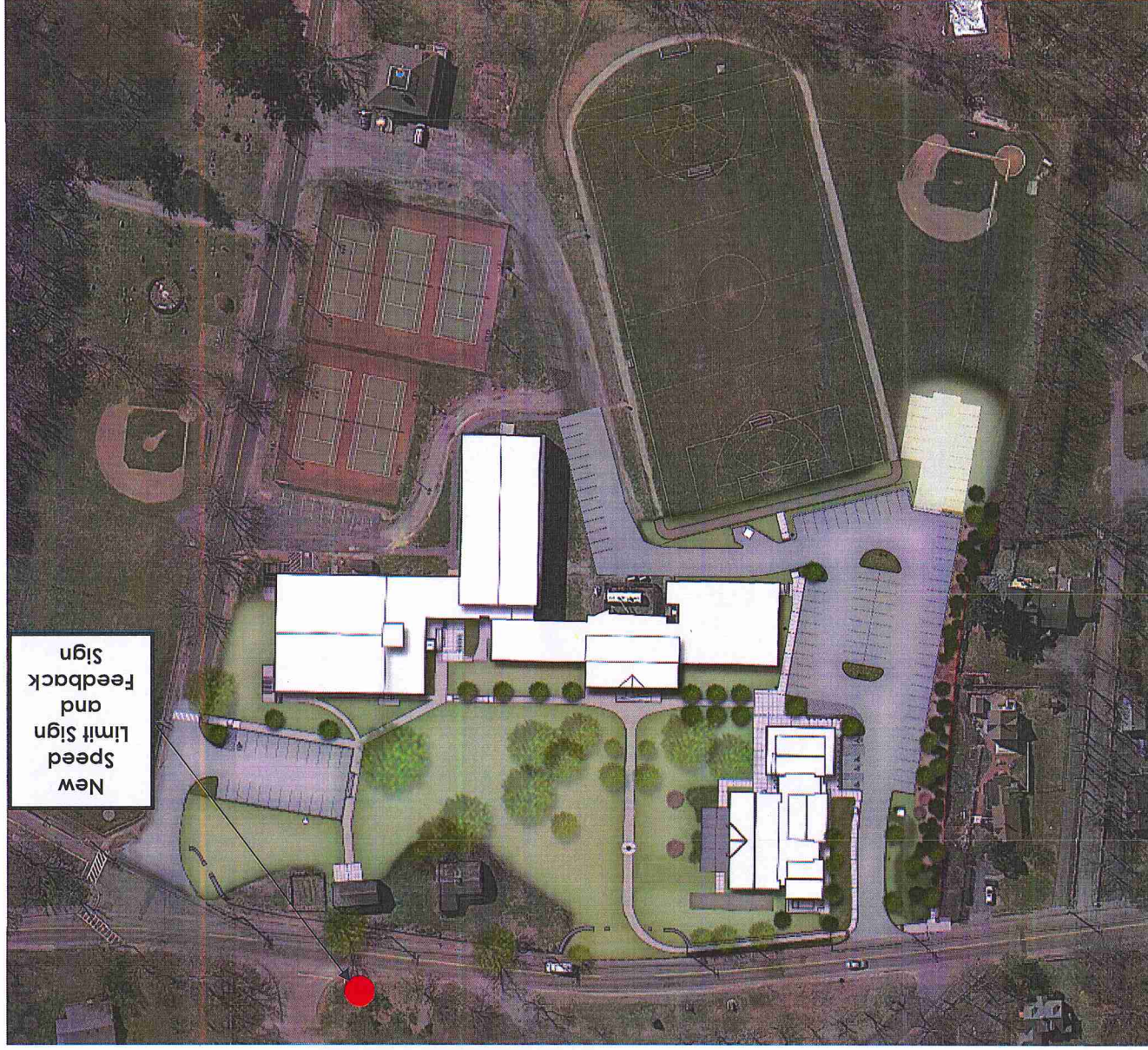
Response to Traffic Peer Review Comments

Future Parking



Response to Traffic Peer Review Comments

Traffic Calming Measures



Response to Departmental Review Comments



Response to Departmental Review Comments

Emergency Vehicle Access



Response to Departmental Review Comments

Hydrant and Water Pressure/Sizing



Response to Departmental Review Comments

Rear Access Road and Improvements



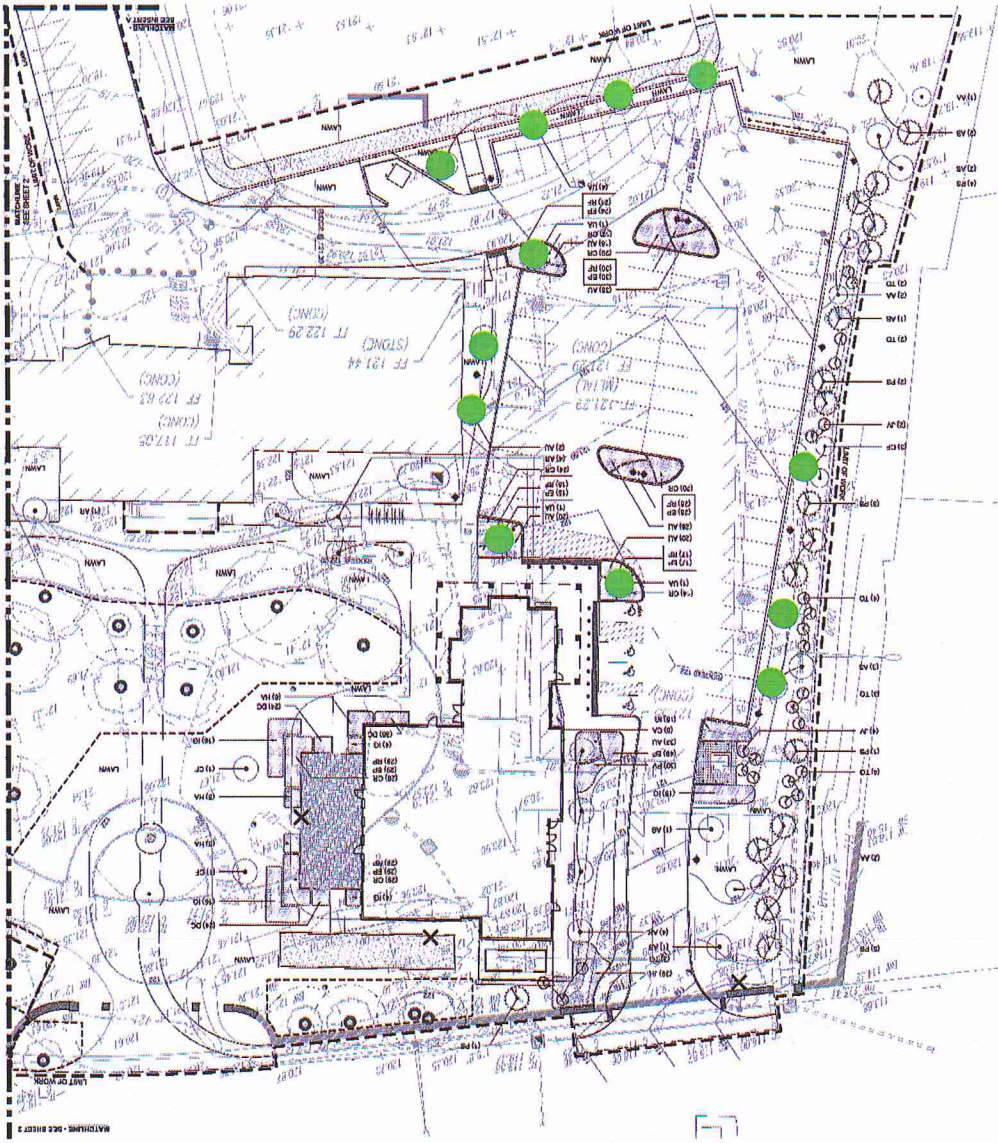
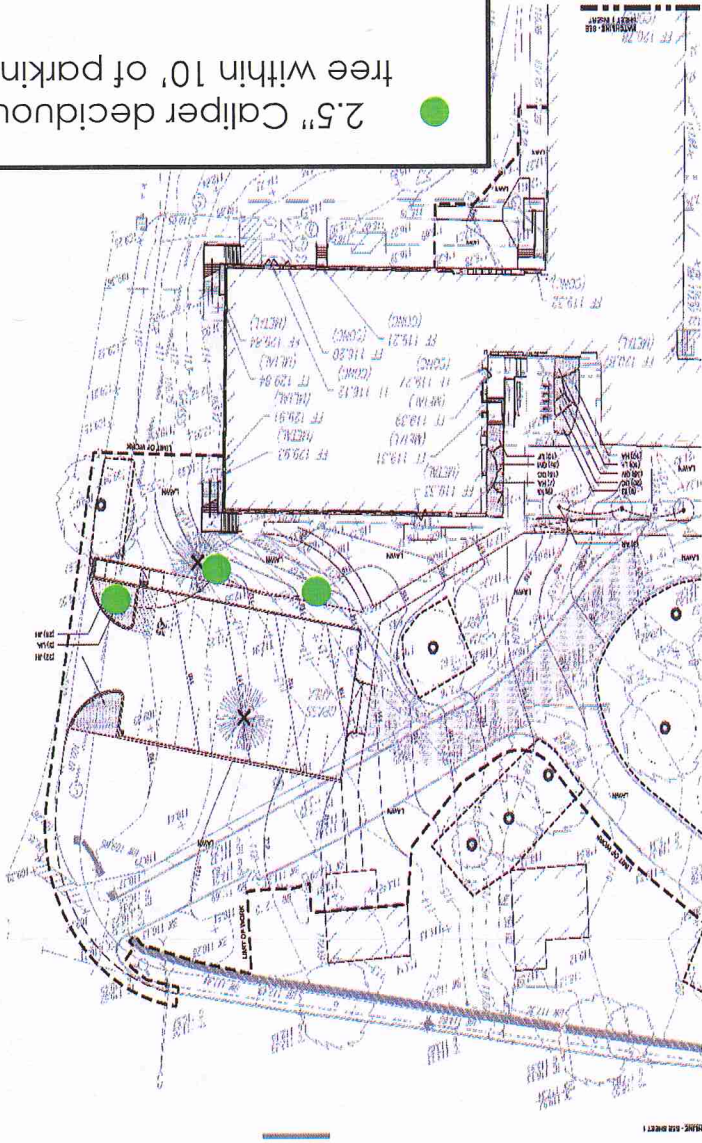
Response to Planning Board Review Comments



Response to Planning Board Review Comments

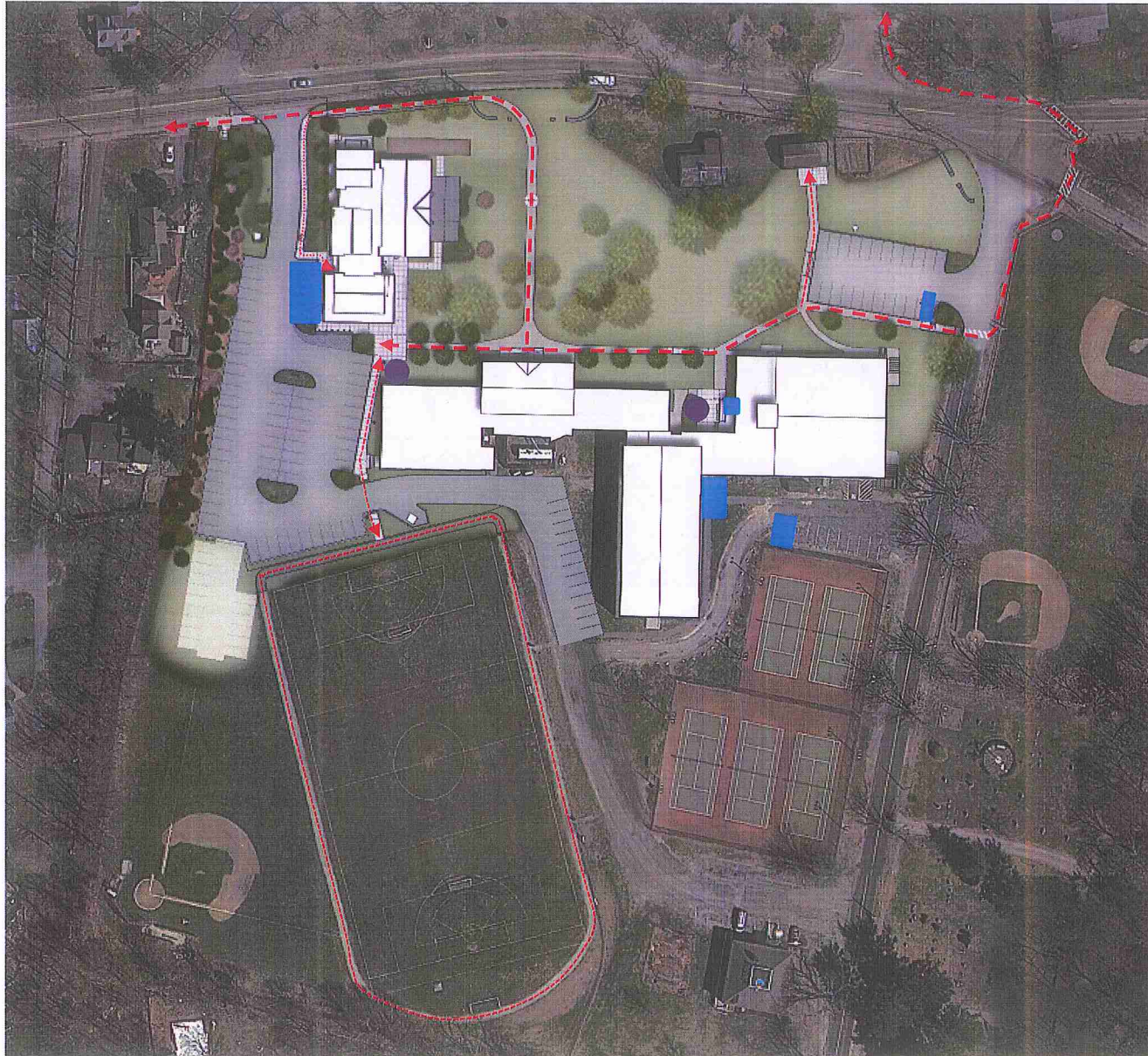
Planting

2.5" Caliper deciduous tree within 10' of parking



Response to Planning Board Review Comments

Connectivity and Accessibility



Key

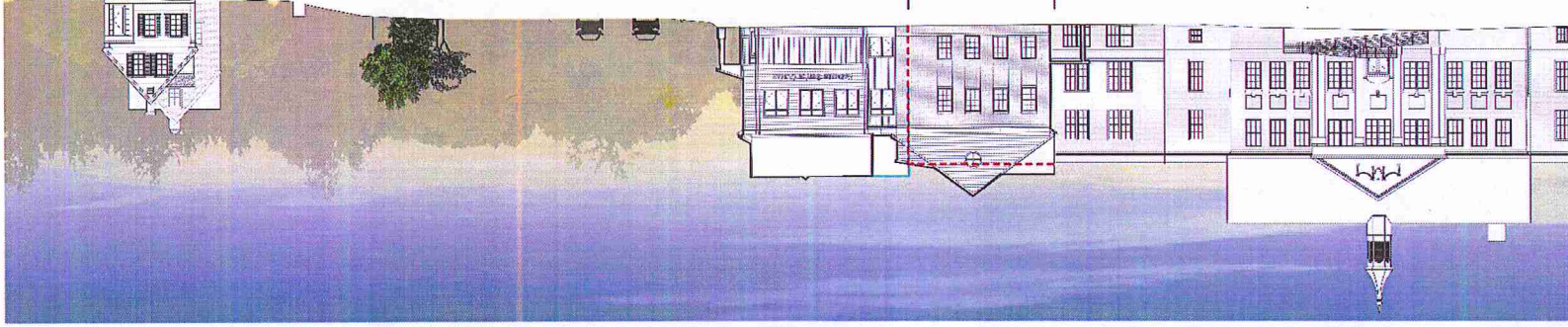
- ← - - - → Main Circulation
- ← - - - → Secondary Circulation
- Bike Rack
- Accessible Parking or entrances

Response to Planning Board Review Comments

Building Overlap

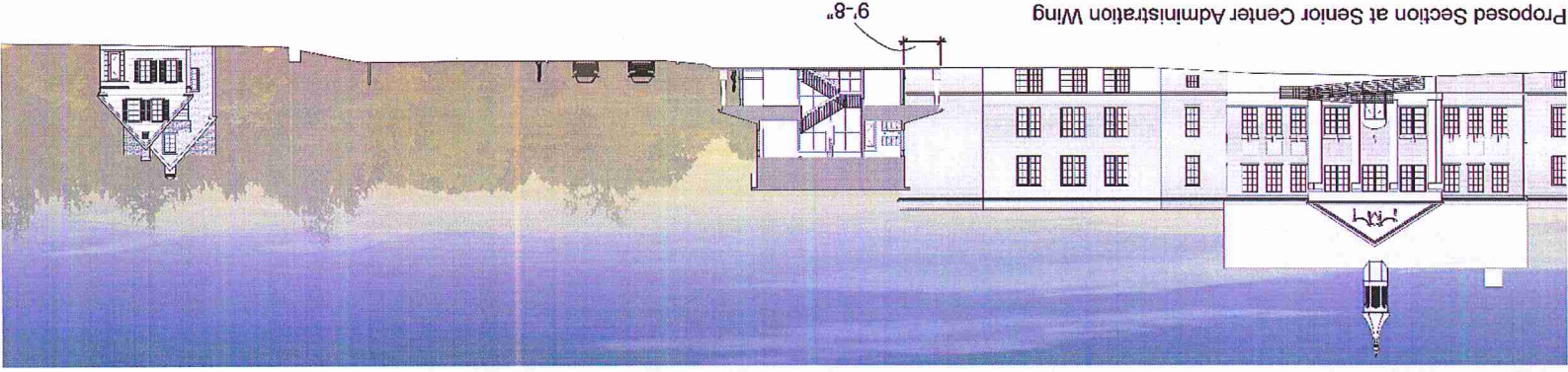


Elevation from First Parish Road



Proposed Elevation from First Parish Road

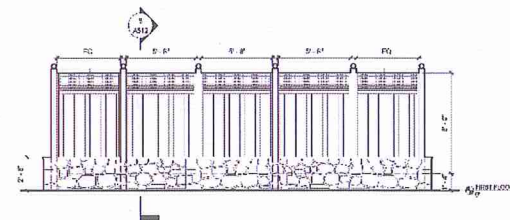
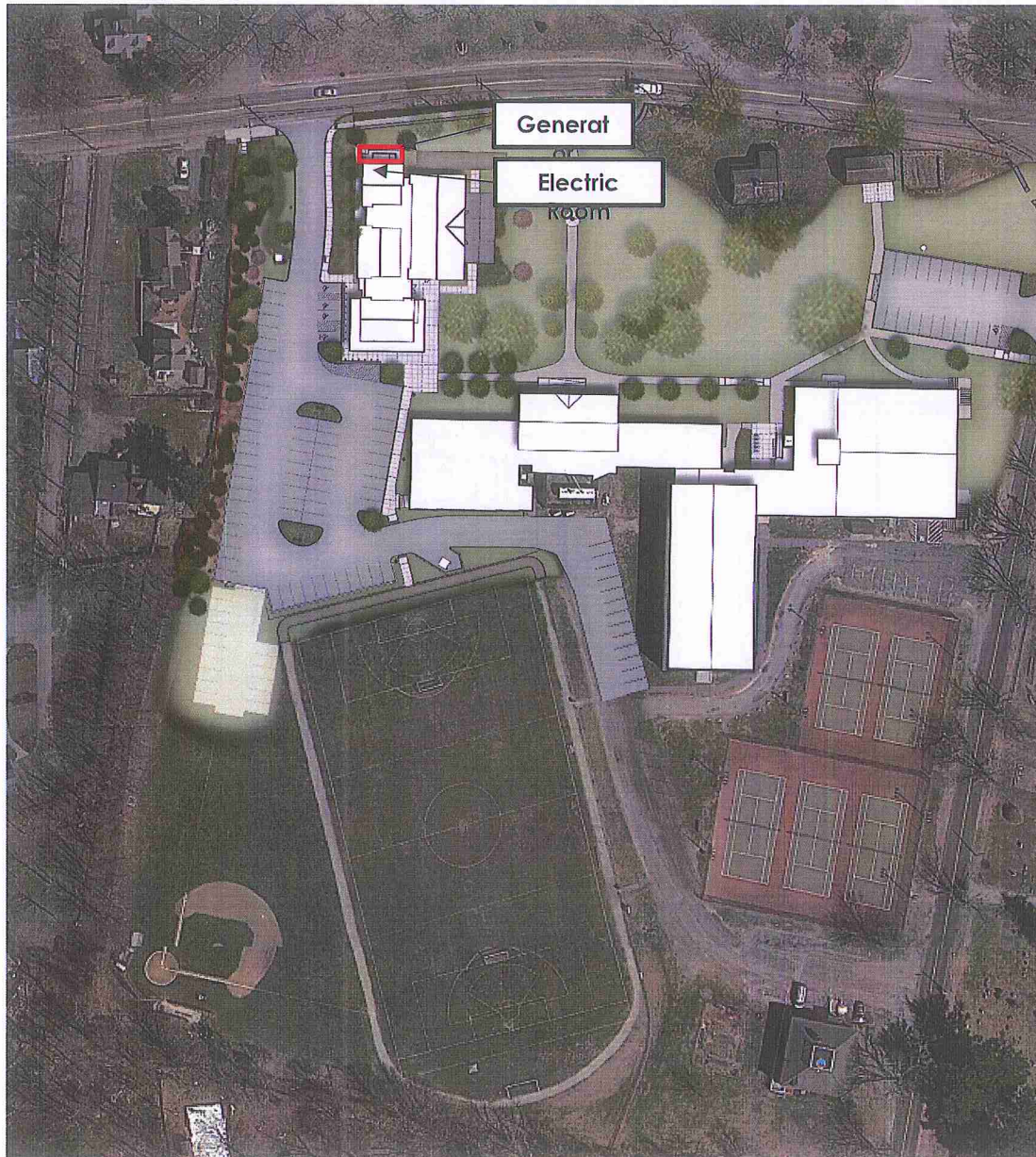
40'-0"
Overlap at B-wing



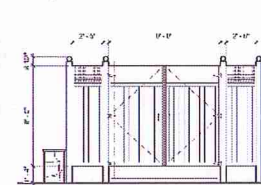
Proposed Section at Senior Center Administration Wing

Response to Planning Board Review Comments

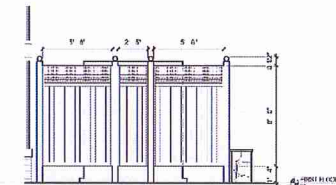
Emergency Generator Location



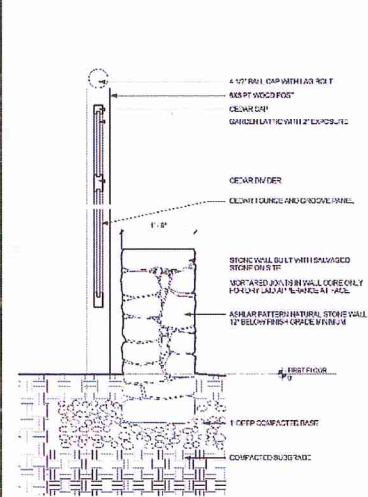
5 GENERATOR ENCLOSURE NORTH
14' x 12'



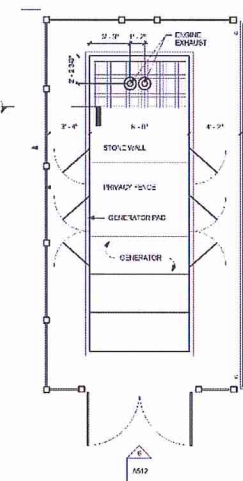
6 GENERATOR ENCLOSURE WEST
14' x 12'



7 GENERATOR ENCLOSURE EAST
14' x 12'



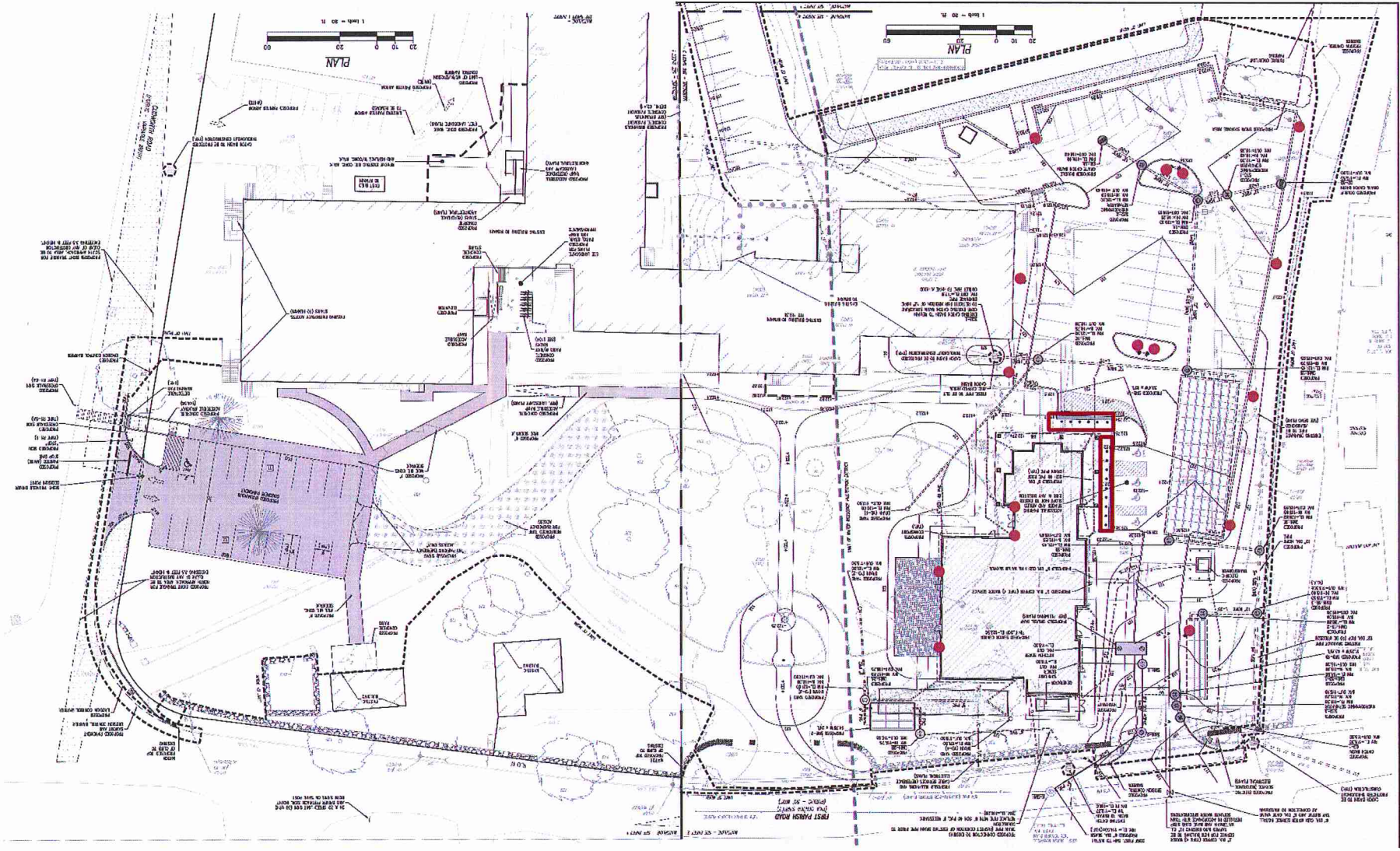
8 GENERATOR ENCLOSURE SECTION AT MASONRY WALL
14' x 12'



4 GENERATOR ENCLOSURE PLAN
14' x 12'

Response to Planning Board Review Comments

Parking Lot Lighting

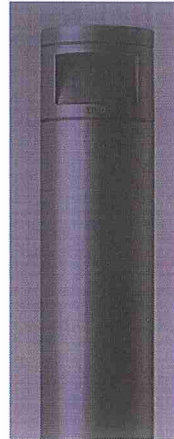


Response to Planning Board Review Comments

Parking Lot Lighting



Light Fixture – Sconce



Light Fixture – Bollard



Light Fixture – Parking

