

SCITUATE PRIVATE DEVELOPMENT PROJECTS

AS OF 03.01.16

APPROVED &/OR UNDER CONSTRUCTION

Aquinnah Way

Stormwater Permit, Form A Plan

Three lots

- Site is in Residential R-2 zoning district. Stormwater Permit approved. Project was sold to a local developer.
- Wetlands line was confirmed. Construction will be within the buffer. A planting plan will be required for mitigation.
- Pre-construction conference took place. Third septic system is in review. Building permits were issued for lots fronting on Mann Hill Rd. \$30,000 received to guarantee road construction.

Arborway Estates

Definitive Plan; Open Space Residential Special Permit; Approved 8/2/95.

19 lots; 19 single family homes constructed.

Location: 114 – 115 Pratt Rd. and all of Foxvine La.

- Streets have condition issues and will need to be fixed before they can be accepted. Town is holding \$6,500 to guarantee completion, this can only be used if construction did not comply with Subdivision Regulations and will not cover outstanding work.
- Problems identified include encroachment of lots into open space; dumping in wetlands; need to trim trees overhanging detention basin. Detention basin is reported to need Certificate of Compliance. Pat G. will investigate and get back to Tricia/DRT.

Benjamin Studley Farm

Flexible Open Space Development, Definitive Plan – 9 lots

214 Thomas Clapp Rd.

Site is 14.7 acres of upland, new foundation proposed for existing house; nine homes proposed including existing house.

- Subdivision approved 2/3/14; Endorsed 5/8/14. Pre-construction held 6/19/14. Pat Brennan of Amory is consulting engineer.
- Lot releases approved. One building permit has been requested.
- Partial Certificate of Compliance has been issued.
- Property dispute related to off-site sediment basins needs to be resolved, but is between private parties and does not involve the Town.
- Septic system in on Lot 1. Lot 9 is under review.

Blanchard Farm Estates

Definitive Plan – 9 lots

Site is 7.5 acres of upland. Property is in the R-2 Residential District and Water Resource Protection District. Eleven homes proposed including existing house.

- Eleven lot subdivision approved 5/12/14; endorsed 6/12/14.
- Lot releases were issued, \$67,000 held for surety.
- Building permits have been issued, home construction is underway. One C/O has been issued.
- Street name is Blanchard Farm Lane. All street names should be approved through Planning Board.
- Sediment is getting tracked onto cul-de-sac from one of the rear lots, and there are multiple complaints of contractors working beyond allowed hours.

275/277 Chief Justice Cushing Highway Common Driveway; Approved 2/24/12.

- Developer was Jay Ellis.
- Common driveway will serve two homes. Site is on sewer. Utilities have been installed.
- Town is holding \$5,000 to guarantee construction and clean-up. Funds can be returned if As-Built Plans are acceptable.

305 Country Way (White Ash Farm) Flexible Open Space Development, Definitive Plan – 3 lots

Site is 8.56 acres; 4.25 acres are upland. 2.2 acres of upland including portions of the Zone A to a water supply tributary will be preserved as open space.

- Special permit approved 5/8/12.
- \$10,000 for Stormceptor deposited with Town. Pre-construction was held 11/20. Doug Sheerin will notify Town before removing additional trees in buffer area.
- Planning Board has requested releases for remaining two lots and return of surety. 10% to be held for maintenance of road and detention basin as a standard requirement of Subdivision Rules and Regulations.

4 Cushing Rd. Common Driveway; Approved 4/10/2009.

Common Driveway constructed to serve 3 lots; two homes constructed.

Location: Off Cushing Rd.

- Topcoat needed on Cushing Rd., a private way providing access to common driveway. Town is holding \$10,000 bond to guarantee repaving.
- Abutters are concerned with poor condition of road and contacted Town. Developer required to contribute \$10,000 towards repaving.

Deer Common Definitive Plan & Common Driveways; Approved 3/7/2008.

Property contained one existing house; Proposal is 12 lots for 10 single family homes and 2 duplexes for a total of 14 units; approved, construction under way.

Location: 530 Chief Justice Cushing Highway

- Mark McSharry and Terry Tedeschi are developers.
- \$128,000 surety deposited with Town; top coat remains to be placed on road. Drainage appears to be functioning as intended.
- Fill is being stored on a number of lots, some will need to be removed prior to loaming & seeding. Boulders are also stockpiled along rear of lots, according to contractor these will be removed prior to completion of site work.
- All lots have been released, building permits can be issued. C/O has been requested for first house. 2nd house under construction.

35 Dreamwold Rd. Common Driveway; Approved 6/11/2015.

Three lot common driveway and additional Form A lot.

- Owner is Bob Burwick.
- Building permit for Lot 1 (#33 Dreamwold Rd.) has been issued.

556/562 First Parish Rd. Common Driveway; Approved 7/28/11.

- Developer Chris McKenna has requested return of \$5,000 surety funds. Rear rain garden, as-built plans must be fixed and engineer's certification provided before funds can be returned. Planning to check stormwater function during next heavy rainstorm.

568 First Parish Rd.**Stormwater Permit**

- New owner has been notified of Stormwater Permit. Construction on driveway has started.

13 Ford Place**Site Plan Administrative Review; Approved 9/10/2015.****On sewer**

Location: Business District, Water Resource Protection District and Zone A

Existing single family home dating to 1850 to be preserved. Project includes five contractor's units and parking area.

- No construction has begun.

The Glen**Flexible Open Space Subdivision; Approved 12/22/2008.**

5 double-area lots; 10 homes (duplexes) to be constructed. Property is in the Residential R-1 zoning district.

Location: Enter after 61 Summer St.

- Fiore Bros. of Abington are developers. John Chessia is consulting engineer.
- Pre-construction held. Turtle sweep complete. Erosion controls are in place.
- Paving completed week of 12/7.

Greenbush Station**Mixed Use special permit; Approved 5/14/15****On Sewer**

50 Country Way

Site is 1.4 acres in General Bus/Village Business Overlay District

- Property is in the Water Resource Protection District with a portion in Zone A to Reservoir.
- 30 apartments in three building mixed use development. Large portion of farmhouse from 1856 to be saved.
- Modular construction to be used. Small changes to architectural plans should still receive Planning Board approval.
- Property was purchased by MPG Capital LLC (Peter Genta) of Wellesley. Mr. Genta was notified of what needs to be done prior to scheduling a pre-construction conference.

Ingrid Lane**Definitive Plan; Approved 3/15/2010. Endorsed 7/8/2010.**

Two lots approved; one has been sold.

Location: Enter after 339 Hatherly Rd.

- One house constructed.
- Applicant deposited \$5,000 to guarantee construction of drainage on front lot.
- Abutters have raised concerns about quantity and quality of fill material. Urban fill appears to have been stockpiled and possibly used on the site. This may contain polycyclic aromatic hydrocarbons from ground up asphalt, which could be carcinogenic. If site is contaminated it could be the state or the homeowner's responsibility to clean it up. Planning's consulting engineer (Pat Brennan) has inspected site. Additional investigation needed to determine quality of fill.

INLY School Renovation**Site Plan Administrative Review; Approved 6/11/15**

46 Watch Hill Dr.

The school plans to replace modular classrooms with a new permanent building. No new staff will be hired and there will be no increase in students.

- Tight tanks are in; testing companies are giving monthly O&M reports to Board of Health. Phase 1 of the foundation was inspected.

- Bob V. has observed foundation and Town was cc'd on concrete testing.

Kimberly Estates **Definitive Plan;** Approved 6/28/1983.

24 lots; 20 single family homes constructed.

Location: Enter after 411 Tilden Rd.

- Pavement has wear. Streets and catchbasins need cleaning. Town holding \$39,675 in surety. The roads will need to be paved and several catchbasins repaired prior to street acceptance. Streetlights are also in poor condition.
- Resident has requested Town take surety to re-construct walking path in easement on his property. The Planning Board's consulting engineer has inspected site; most work conformed to plans; as-builts remain to be completed. Cost of as-builts can be taken from surety after following established procedures if there is no action from developer. ***Town Planner will review whether surety could be used to rebuild connecting path.***

Laurelwood **Definitive Subdivision Plan & Common Driveway;** Approved 2/27/1998.

24 lots; 3 vacant lots in Scituate (see below), 21 single family homes in Norwell.

Location: Enter after 787 First Parish Rd., just before Norwell town line.

- As-built plans, monumentation, Certificate of Compliance needed; no CR on Scituate lots.
- Form A Plan discussed with access to Lot 3 from First Parish Rd.
- ***No permits to issue until taxes are paid.***
- Scituate portion of road is in poor condition. Town holding \$30,000 in surety, also \$10,000 for walkway/improvement, \$20,000 for possible damage to First Parish Rd. by trucks, and additional funds for Conservation.

Riverway **PDD Special Permit;** Approved 11/14/2005.

26 townhouse condominiums approved; all constructed. Approved plans included additional 2400 sq. ft. commercial building at front with 2 rental units above, one affordable.

Location: 60 New Driftway (near Life Care Center)

- Tri-partite agreement with Eagle Bank on file. Access drive needs top coat. Walkway to cemetery and adjacent plantings are complete. Seating by waterfront park is incomplete. Easement along entire walkway to be obtained.
- Planning Board is pursuing surety to complete unfinished items.
- 26 condominiums built, 19 CO's issued.
- Planning has heard from attorney; a dentist is interested in purchasing rights to construct approved building in front for his office with apartments upstairs.

Stockbridge Landing **Chapter 40B;** Comprehensive Permit approved 2/10/2003; 1st modification approved 5/4/2009. 2nd modification requested.

New proposal approved is for 74 rental units in buildings with 4 – 8 units. Some site work started.

Location: 96 Stockbridge Rd.

- One step is left for DEP's approval of changes to the plans to protect the tributary. ***ConsComm's appeal of DEP approval has been resolved.***

163 Stockbridge Rd.

- An affordable unit is under construction by Mike Solimondo in connection with a condition of approval of the Village at South River. Driveway is asphalt rather than gravel, which was approved. Conservation Commission is also looking into erosion controls in response to complaints.

87-103 Tilden Rd. Common Driveway; Approved 9/10/2009.

3 lots; 3 single family homes.

Location: After 87 Tilden Rd.

- Appears nearly complete. Town is holding \$5,000 to guarantee clean-up.

Village at South River Section 6 Finding and ZBA Special Permit; Approved 5/27/2009;

Amended ZBA decision filed after Land Court Order of Remand, 9/15/2009; New appeal filed with Land Court 11/30/09 dismissed. Site plan approved by Planning Board 7/22/2010.

14 townhouses; 16 slip marina (owned by Homeowners' Association, slips available to public at this time; no bathroom or pump-out.)

Location: 6 – 8 Dartmouth St., Humarock, former Nautical Mile/Mad Fish Restaurants

- Final permits & 7 CO's issued.
- Final landscaping appears complete, Certificate of Compliance needed from Con Comm.
- Town opposed Ch. 91 license change including ramp at end of Webster St. unless public access is improved/provided. Mr. Solimondo wrote to Harbormaster that slips are distributed via wait list. However many efforts have been made to eliminate the requirement for public or transient slips at this location.
- Grady Engineering reviewed the As-Built of the stormwater system and Conservation has accepted them. Certificate of Compliance ready to issue.

Walden Woods Chapter 40B; Comprehensive Permit approved 1/16/2003; Appeals

resolved. 9/9/2009. DEP Superseding Order was extended for three years.

28 units (condominiums).

Location: 19-20 Stenbeck Place

On sewer

- 20 condominiums permitted, 13 CO's issued and 7 under construction.
- Town holding \$150,000 Performance Bond. Access road is complete. Stop sign on Tilden Rd. is up. Detention basin is now working well.
- The ZBA did not approve narrower sidewalks (5' to 4') and residential (6") width asphalt berm on through street and Stenbeck Place.

Whitcomb Pines Chapter 40B; Comprehensive Permit approved 1/27/2004.

Location: 150 Mann Lot Rd. (just west of Route 3A)

40 townhouses approved; more than half of the buildings have received building permits. 8 affordable units sold.

- Final permits issued. Final CO's to be held till all conditions complete, including as-built plans. Building met with developer re. remaining work.
- The ZBA approved as-built plans of the development.

POTENTIAL PROJECTS/DEVELOPMENT SITES

Bartlett Fields, Booth Hill Rd./Clapp Rd.

Site is approximately 40 acres with access from Booth Hill Rd. and Thomas Clapp Rd.

Anticipated 252 unit 40B development

- Percs are needed for septic system.
- Form A Plan needs to be submitted and endorsed separating land to be conveyed to Town from remainder of parcel.
- Final developer could be major national company.
- Wetlands delineation has been extended for three years.

Fieldstone Rd.

Wetlands being delineated. **No contact has been made with Planning Dept.**

Herring Brook Meadow

- 60 unit Comprehensive Permit. Appeals are resolved.
- Development is for sale. Future construction may be hampered by changes in FIRM maps and subsequent need to elevate large buildings.
- All or part of property may be for sale.

MBTA Property on Driftway

On sewer

- Conroy Development is no longer pursuing permits.
- Sale of property likely to be re-bid.

Seaside at Scituate/Goulston Property

90 unit single family home development by Toll Bros.

On sewer

Their team discussed project with Town Dept heads on 12/10/14; public meeting held 7/15. Meeting of Town, Project and Consulting Engineers to be held 4/1.

Location: East and west sides of Hatherly Rd. near Tilden Rd. and Longley Rd.

- Property is under agreement w/ Toll Bros.
- ORAD issued with qualifications. Toll Bros. accepted evidence on additional vernal pool ID'd by Conservation.
- Initial environmental cleanup performed; full 21E study may be required. Copies of environmental submissions will go to Board of Health and Town Administrator.
- Horsley Witten provided opinion on applicability of stormwater bylaw to coastal areas. Met with applicant's stormwater consultant on 12/21/15 and a more decentralized stormwater design will be proposed. Likely to result in fewer lots.

5 Williamsburg La.

Applicant is applying for special permit to allow construction within 150' buffer to tributary. ZBA hearing was continued to March 17.