

TOWN OF SCITUATE

Planning Board



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February 23, 2023

To: Board of Selectmen (transmittal only)
DPW
DPW Sewer Division
DPW Water Division
Board of Health
Conservation Commission
Building Commissioner
Fire Dept.
Police Dept.
ZBA
Traffic Rules Committee
Commission on Disabilities
Treasurer/Collector (transmittal only)

From: Karen Joseph, Town Planner *KAJ*

**RE: Site Plan Administrative Review and Special Permit for 4
Multi-Family Buildings in the Village Center and Neighborhood District –
North Scituate Village District – Outer Village
VCN- NSV-OV and Stormwater Permit
817 Country Way
Assessor's Map/Block/Lot 12-2-38-F**

Enclosed are plans for a Site Plan Administrative Review and Special Permit for one existing and three new Multi-Family Buildings (MF) in the Village Center and Neighborhood District – North Scituate Village District – Outer Village (VCN-NSV-OV) for 817 Country Way. The Applicant and owner, Option C Properties, LLC – Chris Bruce, Manager, have submitted plans for one existing and three new multi-family buildings (MFB) at 817 Country Way on a 101,125 sq. ft. lot with frontage on Country Way. Access is proposed from Country Way with a driveway with one lane in and one lane out to serve the new development. The North Scituate Village Outer Village District (OV) purpose is to “enhance the North Scituate Village by promoting opportunities for local, small scale businesses and other commercial opportunities; to expand additional and alternative forms of housing that will contribute to the vibrancy of North Scituate Village and support local businesses; to facilitate the production of housing affordable to a broad range of age, income and household types; encouraging use of alternative modes of transportation such as public transit, bicycling and walking; and supporting existing and new development with attractive streetscapes and open spaces.” Currently the site consists of an existing 8-unit apartment building, a single-family home which was recently razed and a landscaping business with a second-floor apartment.

The proposed development consists of an existing Multi-Family Building (MFB), Building 1 with 8 units to be age restricted to over 55 housing, and three new four-story Multi-Family Buildings (MFB). The existing building, Building 1 has 8 2-bedroom units. Building 2 proposes 16 units with 8-1 bedroom and 8-2bedroom units for a total of 24 bedrooms. Building 3 proposes 15 units with 10-1-bedroom units, 4 2-bedroom units and 1 -3-bedroom units for a total of 21 bedrooms. Building 4 proposes 16 units with 8-1-bedroom units and 8-2-bedroom units for a total of 24 bedrooms. A total of **85** bedrooms are proposed in **55** units which is the maximum density for the site. The proposed MFB's are an allowed building type in the VCN-NSV-OV according to Section 580.3 of the Zoning Bylaw. A MFB is an allowed use in the VCN-NSV-OV according to Section 420.P of the Zoning Bylaw. The Plan will be subject to the Design Standards in Section 750 of the Zoning Bylaw.

The Applicant is requesting a special permit in order to construct 55 units in accordance with Section 580.4 Density and Bulk Standards. 15 units per acre are allowed by right and 24 units per acre are allowed maximum by special permit. 34.8 units are the allowed base density and 55.2 units are the maximum allowed density by special permit if certain Public Realm Improvements are made by the applicant that provide benefits to residents in the project as well as the VCN District and surrounding area. Eligible public benefits include on-site or off-site infrastructure improvements, streetscape improvements, sidewalks and paths, open space or other amenities not required under Section 752. All public benefits improvements used for the density bonus shall have been recommended in planning documents approved or used by the Town. Written documentation must be provided by the Applicant to Board to describe how these public benefits are of a significance to the Town with provisions for maintenance and completion. In addition to the Public Realm Improvements the applicant must adhere to the density bonus requirements in Section 754.1.B.3 of the zoning bylaw. A density bonus requirement for 15 units must be provided. The applicant is proposing 390 linear feet of bituminous concrete sidewalk in the right of way of Country Way from Lincoln Park down toward the development. 20% of the units must be affordable as a density bonus is being requested. This amounts to 11 units. As the bylaw under density bonuses (Sec. 754 B.3) indicates that "any fractional unit shall be deemed to constitute a whole unit", 11 affordable units are required and 11 are proposed. At the discretion of the Planning Board, the applicant may substitute off-site affordable housing units which are priced and deed restricted under Section 754 of the Zoning bylaw. The affordable units are proposed on-site.

Low Impact Development Standards are required and Stormwater management measures must conform to best management practices in the Massachusetts Stormwater Management Handbook. The post construction peak runoff rate and volume for the development is less than existing rate and volume for the 1,2,10,25 and 100-year storm events. A Landscape Plan is required under Sec. 751 of the bylaw and has been submitted. Under Sec 751.3 E. front yards shall not include impervious surfaces except for a driveway, walkways, or paved outdoor dining patios which shall constitute no more than 25% of the front yard unless they are constructed of pervious materials. This calculation has not been provided.

There are design standards in Section 750.5 which must be met to allow buildings to remain in harmony with nature and the surrounding environment. Deviations from the standards and guidelines can happen, with the exception of height, if the Planning Board feels the overall design would be improved. More than one principal building is allowed on a site if the building lot dimensional standards are met for each principal building under Section 750.6. (Sec. 750.5 A.1.b.) Build-to-Zone-Occupancy shall be at least 50% of the frontage width at the street line. There are setback and stepback requirements which must be met. There are requirements for horizontal and vertical modulations and articulations as well as façade transparency. Front facades should be compatible with other buildings surrounding it.

Open Space Standards apply to projects in the VCN. For MFB's in the OV, 15% of the site is required for the outdoor amenity space coverage. The application indicates that 22% is provided. A Common Yard and Garden are the amenities provided with no square footages given. The space is supposed to be a private open space associated with the residential building or non-residential building and not intended for public access or a high level of pedestrian activity. A walkway is provided from the buildings to the property line. There is no sidewalk in front of Building 1 now. 4 picnic tables are proposed for 55 units.

Access will be via a driveway onto Country Way. The access will have one lane in and one lane out in the existing location. The plan shows one bicycle rack has been provided by Building 4 and one by Building 2, although the verbiage says 3 have been provided. 70 parking spaces are required and 73 are proposed. 26 spaces are provided for the 26 one-bedroom units at 1 space per unit, 42 spaces have been provided for the 28 2-bedroom units at 1.5 spaces per unit, 2 spaces are provided for the 1 -3-bedroom unit. There are eight ADA accessible spaces with 2 spaces for each building. How they will be assigned is unclear. Parking is not allowed in the front yard and none is shown. There shall be pedestrian access from parking lots to a public sidewalk. A 5-foot-wide buffer is required where private parking is visible from a public street or sidewalk and shall include a wall and/or landscaping that provides a site impervious screen. They say there is a small buffer.

An erosion control plan has been provided. A full sequence of construction will be required and requested.

The MFB requires no lot size. The MFB requires 40' minimum of frontage in the OV. The plans show that 245.47' is provided. Frontage is on Country Way. Building setbacks are 0' in the front yard for the MFB. 28.3' is provided. MFB's require 15' side yards and 20' rear yards or 0' if there is a common wall with the adjacent building. 16' is provided for the side yard and 78' is provided for the rear yard. The minimum to maximum width of the street facing wall of a MFB is 64 to 100 feet. 128' is provided for the existing building.

The plans do not indicate how trash removal will be provided although a dumpster is shown.

All stormwater associated with the site will be managed to reduce the generation of stormwater. Provisions of the MA DEP Stormwater Management Regulations and the requirements of the stormwater bylaw will be met. Stormwater is being handled underground in subsurface drywell chambers in five areas around the site. The application indicates there is no increase in rate or volume post development for the 1, 2, 10, 25 and 100-year 24-hour storm events and that over 80% TSS removal is provided.

Connections to Town water are proposed. Septic systems are proposed for all of the units with leaching areas underneath the parking areas.

The height of the MFB building 2 and 3 are proposed at 38'-4" to the roof midpoint and building 4 is 37'-6" to the roof midpoint. The height requirement for a MFB is 4 stories 40' as indicated in Section 750.6. Building 1 is existing and is not 3 stories. As indicated in Section 750.5, building height may not be waived. There are building design requirements that will need to be met including building proportions and façade composition. There are setback, stepback and street enclosure requirements as well.

Any comments can be provided to the Planning Office by March 23, 2023. The public hearing will likely be in April. Thank you for your assistance.

Cc: Planning Board