



Town of Scituate Planning Board
APPLICATION FOR APPROVAL OF A SITE PLAN REVIEW
IN THE VILLAGE CENTER & NEIGHBORHOOD (VCN) DISTRICT
September, 2019

1. General Information

48 & 52 New Driftway, Scituate MA

Address of site 53-3-9 & 53-10-F	47,718 s.f.	Village Center & Neighborhood District
Map-Block-Lot	Parcel Size (Total Area & Upland Area in acres)	Zoning District(s)

Please complete all of the following:

Existing Use (please check one):

Retail Office Warehouse Other Business Residential Other

Please describe type of business if applicable: _____

Proposed Use (please check one):

Retail Office Warehouse Other Business (please explain)

Please describe type of business: C-store/Retail/Food Service

Proposed Construction (please check one):

- Change in business or commercial use without use of additional building or ground area.
- Construction, alteration or enlargement of existing structure. Indicate whether new floor space will be added and area in sq. ft.: Existing Building = 6,460 s.f. to be demolished and a 5,500 s.f. building is proposed. (See attached plans)
- Expansion of ground area occupied by business or commercial use of _____ (name use) of _____ sq. ft.
- Establishment of business in structure not previously used for business or commercial purposes proposed. Area to be occupied: _____

Required information on parking (required spaces must be based on 760.6 Table of Minimum Requirements)

- 13 Number of existing parking spaces
- 32 Number of parking spaces required by structures or uses in existence on 1/1/88
- 28 Number of parking spaces required by additional area or new use.*

2. Applicant Checklist

- The following must be included with all applications for Site Plan Administrative Reviews:
- 1) Eighteen copies of the completed application form and folded site plan. All information required by Scituate Zoning Bylaw Section 770.5 must be shown (see attached.)
 - 2) A check made out to the Town of Scituate for \$350.
 - 3) A certified list of abutters from the Town of Scituate Assessor's Office. **Green cards for certified mailings to abutters must be delivered to the Planning Board office prior to the public hearing.**
 - 4) A copy of the current deed and most recent tax bill showing all taxes due are paid in full.
 - 5) A sketch showing dimensions, colors, wording and materials of proposed signs. The location of signs must be included on the site plan.
 - 6) Information sufficient to show that the application meets the standards of review of Scituate Zoning Bylaw Section 770.6 (see attached.)

3. Applicant Information

Petro Realty Corp

Name		
4 North Street		
Address		
Hingham	MA	02043
City	State	Zip Code
(781) 264 6152		
Telephone (cell phone preferred)		E-mail

4. Owner Information

New Driftway 4852, LLC Lois Tibbetts

Name		
79 Jericho Road,		
Address		
Scituate	MA	02066
City	State	Zip Code
(781) 424-1382		tessababes3@gmail.com
Telephone (cell phone preferred)		E-mail

5. Applicant's Representative Information

Halim Choubah, P.E.	Choubah Engineering Group, P.C.	
Name	Company	
112 State Road		
Address		
N. Dartmouth	MA	02747
City	State	Zip Code
(508) 858-5040		hchoubah@choubahgroup.com
Business Phone	Cell phone	E-mail

6. Signatures

The undersigned, being the applicant for a Site Plan Administrative Review for property with location, proposed use and acreage as described as above, hereby submits the attached plan in accordance with the Scituate Zoning Bylaw Section 730.

Petro Realty Corp by Aaron Cutler, President
Name of Applicant or Authorized Representative


Signature of Applicant or Authorized Representative

Name(s) of Owner(s) if different from applicant

Signature of Owner if different from applicant

The owner of the property must sign this form, or provide a deed, signed lease or Purchase & Sale Agreement, or an authorization for a signature by a representative, which the owner has signed.

* If more than 5 new spaces are required, the application is considered a Major Site Plan Review.

7. Existing Conditions

Current Property Use: Retail Space

Existing Lot Size (SF): 47,718 s.f.

Existing Frontage of Public Street(s) (Linear Feet): 230.73'

Existing Base Zoning District:

Gateway Business Subdistrict (GDG-GWB): _____

Greenbush Village Center Subdistrict (GDG-GVC): _____

New Driftway Transit Village Subdistrict (GDG-NDTV): ✓

Driftway Business Park Subdistrict (GDG-DBP): _____

North River Residential Neighborhood (GDG-NRN): _____

Driftway Conservation & Recreation District (GDG-DCR): _____

North River Conservation & Recreation Subdistrict (GDG-NRCR): _____

Existing Overlay Zoning District:

Saltmarsh and Tideland Conservation (D): _____

Flood Plain and Watershed Protection (F): _____

Water Resources Protection District (WRPD): _____

Wireless Communication District (WCD): _____

8. Proposed Development

PROPOSED USES:

(See Section 420 – Table of Use Regulations)

Proposed Uses Allowed:

By Right (with Planning Board Approval): ✓

By Special Permit (by the Planning Board, SP authority for the VCN): ✓

Describe the Proposed Use(s): The project is for a gas backwards filling station with 5,500 s.f. building for associated convenience store and restaurant/food service space.

FRONTAGE ZONES AND TRANSITIONAL BUFFERS:

(See Scituate Zoning Map - Village Center & Neighborhoods (VCN) Greenbush-Driftway Gateway District (GDG))

Is the property and proposed use located in a Pedestrian Frontage Zone (See Section 580.2.C): Yes

If so, does it meet the requirements of this Section: Yes

Is the property and proposed use located in a Transitional Buffer Zone (See Section 580.2.D): N/A

If so, does it meet the requirements of this Section: _____

ALLOWED BUILDING TYPES:

(See Section 580.3.B Table 1 – Allowed Building Types in the VCN District)

Proposed Building Types	Permitted in the VCN District? (Y/N)
Single-Family Detached Dwelling	
Cottage/Cottage Court	
Two-Family Dwelling	
Single-Family Attached Dwelling (Row House/Townhouse)	
Multi-Family Building	
Live/Work Building	
General Commercial Building	
Mixed Use Building	
Flex Space/Fabrication Building	
Community and Civic Building	
Gas Backwards Building	Yes, by special permit
Other Approved by Planning Board (See Section 580.3.E)	Yes, restaurant/food service

Describe the Proposed Buildings(s): The project is for a gas backwards filling station with a 5,500 s.f. building for associated convenience store and restaurant/food service space. (see attached plans)

(Complete **Attachment A and See Section 750** if you are building a Single-Family Attached Dwelling (Townhouse or Rowhouse), Multi-Family Building, Live/Work Building, Mixed Use Buildings, General Commercial Building, or Gas Backward Building)

RESIDENTIAL DENSITY: Not applicable

(See Section 580.4 – Density and Bulk Standards)

Base Density:

Building Type	# of DUs Proposed	Density Proposed (DUs/Acre)	District	Allowed By Right or Special Permit?
Single-Family Detached Dwelling				
Two-Family Dwelling/Cottage Court				
Single-Family Detached Dwelling, Live/Work Bldg				
Multi-Family, Mixed Use Building				

Useable Floor Space and Bulk: Do the proposed type of Dwelling Units meet the minimum or maximum useable floor space?

Studio (400 S.F. Minimum): N/A

1-Bedroom Unit (600 S.F. Minimum): N/A

2-Bedroom Unit (900 S.F. Minimum): N/A

Cottage (1,400 GFA and 2 Bedrooms Maximum): N/A

Dwelling Units Per Building (24 DUs Maximum without Special Permit): N/A

Density Bonus Requested: If the applicant is applying for a Density Bonus Special Permit from the Planning Board are the following standards met (See Section 580.4.C)?

Civic Zone Improvement (See Sec. 580.2.B) in Addition to Required Outdoor Amenity Space (Sec. 752): Building, drainage, utility & landscape improvements are proposed.

Land acquisition/donation to Town/designated non-profit agency for recreational purposes within the VCN district in addition to Required Outdoor Amenity Space (Sec. 752): Not applicable.

Sidewalks and pathways: Approximately 350 s.f. of new concrete sidewalk along New Driftway is proposed to create a safer access/egress.
Streetscape

improvements: A more aesthetically pleasing building, an outdoor seating area and landscape improvements.

Public parking spaces and publicly-accessible parking facilities: (2) two handicap accessible parking spaces and (26) twenty-six regular parking spaces are proposed.

Additional affordable housing units above the number required by this Section: Not applicable.

VCN-GDG DISTRICTS AND DEVELOPMENT STANDARDS

Are there additional development and design standards that apply to your application under Section 580.9?

Yes. (See Attached Plans and applications)

9. Additional Application Forms

DEVELOPMENT AND DESIGN STANDARDS

Commercial, Mixed Use, Multi-Family Development: If your application includes the development of business, commercial, mixed use or multi-family buildings see Section 750 and complete Attachment A.

Sustainable Development: If your development is in a Water Resources Protection Overlay District, Floodplain & Watershed Protection Overlay District, or Village Center & Neighborhood districts see Section 751 – Low Impact Design Standards and complete Attachment B.

Parking: If your application includes the parking for commercial, mixed use or multi-family buildings see Section 760 Parking Requirements and complete Attachment F.

OPEN SPACE DESIGN STANDARDS

Outdoor Amenity Space: If your application includes the development of business, commercial, mixed use, or multi-family buildings, or a cottage court see Section 752 – Open Space Standards and complete Attachment C.

PUBLIC REALM STANDARDS

Public Streets and Sidewalks: If your application includes the construction of new public streets or sidewalks, or the improvement to existing public streets and sidewalks see Section 753 – Public Realm Standards and complete Attachment D.

FAIR HOUSING AND AFFORDABILITY STANDARDS

Affordable Housing: If your application includes the production of new affordable housing units see Section 754 – Fair Housing and Affordability Standards and complete Attachment E.