

TOWN OF SCITUATE

Planning Board



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December 27, 2016

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

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2016 DEC 28 PM 4:21

**RE: Site Plan Administrative Review – Multifamily Housing
93 – 97 First Parish Road**

Dear Ms. Curran,

At their regularly scheduled meeting of December 22, 2016, the Planning Board voted unanimously that the site plan entitled Proposed Raze & Rebuild 93 – 97 First Parish Road, Scituate, Massachusetts dated December 15, 2016 by Morse Engineering Co., Inc. meets the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Review Standards of Review to a degree consistent with reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located, and to approve the Site Plan Administrative Review for the multifamily housing subject to the following conditions:

1. All construction shall conform to the site plan entitled Proposed Raze & Rebuild 93 – 97 First Parish Road, Scituate, Massachusetts dated December 15, 2016 by Morse Engineering Co., Inc. except as it shall be modified to meet the conditions below and the east, north and west elevations shown on Sheets A201, A202 and A203 dated 9/27/16 and the building section shown on Sheet 301 dated 9/21/16 by Davies Design Studio, Somerville, MA.
2. The buildings shall meet all requirements of the Massachusetts state building code.
3. Materials and details of construction shall meet all requirements of the DPW, Board of Health, Fire Department and Building Department. 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 approval of this site plan. The conditions of the Stormwater Permit issues September 6, 2016 are made conditions of approval of this Site Plan Administrative Review. All necessary permits and approvals must be received prior to a building permit being issued.
4. Prior to connection to the Town's water service, the size of pipe from the main to the stop and waste (shut off) shall be approved by the DPW Water Division. An inspection of the new service by the Water Department will be required.
5. Ten parking spaces shall be provided. Spaces shall be individually marked with pavement striping or concrete bumper stops.

Required Prior to Application for a Building Permit

6. The development shall obtain all necessary approvals for the use of Town sewer. Copies shall be provided to the Planning Board.
7. The plan shall be modified to show vertical granite curb shall be installed on both sides of the driveway at the entrance. References to Cape Cod berm in that location shall be changed to conform.
8. Final building elevations stamped by a Registered Architect or Structural Engineer shall be provided to the Planning Department. The Town Planner shall review and insure that they conform to the approved elevations.
9. The following notes shall be added to the plans with a full paper copy provided to the Planning Board prior to application for a building permit:
 - All exterior lighting shall be "down lighting" with cutoff so as to not spill over the property line(s).
 - The owner (s) of the property shall maintain a 5' landscaped buffer or fence along the western and rear property lines.
 - No permanent dumpster or mass/open trash receptacle be located on the property.
 - All building mechanicals and HVAC equipment shall be located on the eastern side of the building.
 - An impermeable membrane shall be installed in the rain garden between the adjacent abutting property and the rain garden to a depth of at least 4'.

In addition, the plan shall show crushed stone at the overflow outlet of the rain garden to First Parish Rd. to prevent erosion.

Required Prior to the Start of Construction

10. A pre-construction conference will be required prior to the start of construction including the Planning Board's consulting engineer, a representative of the DPW, the site contractor and the Town Planner.
11. The applicant shall provide a check to the Planning Board to cover the cost of inspections by the Town's consulting engineer. These shall include, at a minimum, inspections required under Subdivision Rules & Regulations Section 9.2 for the driveway, parking area and stormwater management system. This check and a schedule of construction activities shall be given to the Town Planner prior to scheduling the pre-construction conference.
12. All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place. See the approved stormwater permit for information on erosion controls and the required crushed stone construction entrance, both of which shall be installed prior to the start of work.

Required During Construction

13. Stormwater control measures shall be installed and maintained according to the Stormwater Permit issued on September 6, 2016. Any changes from the approved Stormwater Permit plan shall require approval of the Planning Department.
14. Water and sediment shall not be discharged to the rain garden/bioretention area until the site is fully stabilized.
15. Existing hardwood trees on the western and southerly property lines shall be protected by snow fence in addition to the existing silt sock to prevent injury during construction. If the 2' dbh tree near First Parish Rd. on the west side of the property dies or is considered damaged beyond its ability to survive in the opinion of a Certified Licensed Arborist prior to one year from the issuance of the building permit, it shall be replaced with a hardwood tree of minimum 3" caliper.
16. 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.
17. During construction, there shall be no parking or unloading of construction vehicles or equipment on First Parish Rd.

Required Prior to Issuance of First C/O

18. In accordance with the requirements of the Zoning Bylaw, one 2 ½" caliper shade tree shall be installed per every 10 parking spaces.
19. A plan for at least 32 additional evergreen trees in the buffer area shall be submitted to the Planning Board prior to issuance of the first C/O.
20. Prior to the issuance of the first C/O, the applicant shall provide a deposit in the form of a check to the Town of Scituate to cover the completion of the approved stormwater management system, parking, driveway, curbing, and all approved landscaping, including replacement of the tree near First Parish Rd. referenced in Condition #15. This deposit shall be returned with interest when all the work is complete.
21. These conditions and standard language for maintenance of the parking, driveway and stormwater management system, including the approved Long Term Operation & Maintenance Plan, shall be incorporated in Condominium documents which shall be provided in draft form to the Planning Department.

Members Stephen Pritchard, William Limbacher, Ann Burbine and Richard Taylor and alternate member Gerard Wynne voted in favor of the motion to approve with the above conditions.

Very truly yours,

Stephen R. Pritchard ^{LH}

Stephen R. Pritchard, Chairman

SP/LH/kj

cc: John Barry
Greg Morse
Robert Vogel, Acting Building Commissioner
Kevin Cafferty, DPW Director
Jennifer Keefe, Director of Public Health
Planning Board
J. Milton Hallin, Chairman, ZBA
Hal Stokes, Chairman, DRC