

10 New Driftway
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Scituate, MA 02066
(781) 545-0895

*Registered Professional Engineers,
Project Managers & Environmental Consultants*

July 20, 2022

Scituate Planning Board
Town Hall
600 Chief Justice Cushing Highway
Scituate, MA 02066

Re: Applicant: John Tedeschi
Proposed Mixed-Use Development
61 New Driftway

Dear Members of the Board,

Morse Engineering Company, Inc., as authorized by the Applicant, John Tedeschi, hereby submits this Site Plan Approval Application for a mixed-use development located at 61 New Driftway, Scituate.

PROJECT DESCRIPTION

The project Applicant proposes the demolition of an existing kennel and canine training facility, and the construction of a mixed-use building (MUB), at 61 New Driftway, Scituate, MA. The site has frontage on New Driftway to the South and Old Driftway to the West, and is otherwise abutted by Drew Company's Greenbush Development to the North.

The MUB will have two twenty-five (25) residential units, with approximately 4,200 square feet of general office/retail space on the first floor. The project is located on Assessor's Parcel 53-3-2A is and 34,727 square feet in size. The entire lot area is upland, and there are no wetland resource areas or FEMA Flood Zones that extend onto the project site.

The site lies within the Village Center and Neighborhood District (VCN), particularly within the Greenbush-Driftway Gateway District (GDG) and New Driftway Transit Village (NDTV) Subdistrict. The site is not part of any Civil Overlay Zone or Transitional Buffer Zone, but does have frontage along the Pedestrian Frontage Overlay Zone. The property is currently being used as a canine boarding and training facility, with associated impervious parking, lawn, and gravel areas. A portion of the site was once used as part of the Massachusetts Bay Transportation Authority (MBTA) parking lot associated with the Greenbush station, but is no longer used as such. Per the Town of Scituate Assessor's records, the existing kennel building was constructed in 1993, and is currently served by municipal water, sewer, gas, and electrical connections.

The Applicant proposes to raze the existing kennel and construct a MUB with a footprint of 10,010 square feet. The proposed MUB will have two (2) three-bedroom units, six (6) two-bedroom units, and seventeen (17) one-bedroom units, in addition to 4,200 square feet of general office and retail on the first floor. Five of these units are to be designated as affordable. Outside of the building area, the Applicant proposes to construct landscaped gardens, a recreation and picnic area, and a large rooftop terrace on the third floor. Furthermore, the Applicant is proposing the creation of an easement for the existing municipal sidewalk that was built onto the project site, and to extend said sidewalk down New Driftway.

Off-street parking for residential units and the general office/retail space is proposed with an on-site parking lot containing forty (40) spaces, several of which are designated accessible spaces or spaces equipped with electric vehicle charging stations. The parking proposes 105% of the required spaces per the

Scituate Zoning Bylaw, and a vehicular traffic impact report is to be prepared by McMahon Associates, Inc., demonstrating that the proposed development does not result in significant impact on the overall traffic operations of Old and New Driftway.

All stormwater runoff from the site currently discharges to a series of existing catch basins within the parking areas or public right of way that drain to municipal drainage system along Old and New Driftway. The proposed development results in an increase in impervious area, the increased runoff from which will be captured and recharged on-site with a series of deep-sump catch basins and subsurface infiltration systems. These systems result in a decrease in the peak rates and runoff volumes leaving the site. Connections to municipal sewer will be replaced or enlarged as necessary, and new potable and fire service water connections will be installed for the fully sprinklered building. A fire hydrant already exists in front of the site, along New Driftway.

This application requests a Site Plan Review per Section 770 of the Scituate Zoning Bylaws, and a Special Permit per Section 580.4.C.

A Special Permit is requested under Section 580.4.C. for a higher density than allowed by right for MUB structures within the GDG-NDTV District. Per Section 580.4.A Table 2 of the Scituate Zoning Bylaws, MUB developments are allowed a maximum density of 16 units per acre by right, and 36 units per acre by Special Permit.

The project proposes a density of 31.4 units per acre, and so requires a Special Permit under Section 580.4.C., which states that the Planning Board may issue such Special Permits so long as certain Public Realm Improvements are provided which result in benefits to the residents and businesses in the VCN District. The Applicant is proposing several Public Realm Improvements: the creation of an easement for the municipal sidewalk that was constructed on the locus property, and the extension of said sidewalk down New Driftway for approximately two hundred and fifty (250) feet.

In addition, the Applicant is proposing five affordable housing units, which complies with Section 754.1.B.3 that requires any project receiving density bonuses to require not less than 20% of the proposed units be affordable housing.



Application Date: 7/20/2022

Town of Scituate Planning Board
FORM A - APPLICATION FOR APPROVAL OF A
MAJOR SITE PLAN REVIEW IN VCN DISTRICT
August, 2019

1. General Information

61 New Driftway, Scituate, MA

Address of site		
53-3-2A	34,727 s.f.	GDG-NDTV
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: Kennel/Canine Training

Proposed Use (please check one):
 Retail Office Warehouse Other Business (please explain)
 Please describe type of business: _____

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.: _____
 Expansion of ground area occupied by business or commercial use of Mixed-Use (name use) of 7,864 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)

- Number of existing parking spaces
- Number of parking spaces required by structures or uses in existence on 1/1/88
- 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

John Tedeschi
 Name
 PO Box 361
 Address
 Scituate MA 02066
 City State Zip Code
 (781) 424-8551 johntedeschi17@comcast.net
 Telephone (cell phone preferred) E-mail

4. Owner Information

John Tedeschi & James McInnis
 Name
 (See Applicant Information)
 Address
 City State Zip Code
 Telephone (cell phone preferred) E-mail

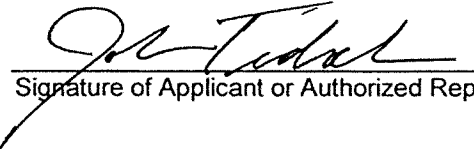
5. Applicant's Representative Information

Gregory J. Morse, P.E. Morse Engineering Company, Inc.
 Name Company
 10 New Driftway
 Address
 Scituate MA 02066
 City State Zip Code
 (781) 545-0895 (617) 592-0683 gmorse@morsecoinc.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.

 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: Kennel and Canine Training Facility

Existing Lot Size (SF): 34,727

Existing Frontage of Public Street(s) (Linear Feet): 407.71

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): _____

4. Proposed Development

PROPOSED USES:

(See Section 420 – Table of Use Regulations)

Proposed Uses Allowed:

By Right (with Planning Board or Administrative Approval): ✓

By Special Permit (by the Planning Board or Zoning Board of Appeals): _____

Describe the Proposed Use(s): The proposed structure is to be a mixed-use building with residential apartments and general office and retail areas on the first floor.

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): No

If so, does it meet the requirements of this Section: N/A

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	Yes
Flex Space/Fabrication Building	
Community and Civic Building	
Gas Backwards Building	
Other Approved by Planning Board (See Section 580.3.E)	

Describe the Proposed Buildings(s): _____

The Applicant proposes a mixed-use building with residential apartments and general office and retail areas.

(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:

(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	25	31.5	NDTV	Special Permit

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): _____

1-Bedroom Unit (600 S.F. Minimum): Yes

2-Bedroom Unit (900 S.F. Minimum): Yes

Cottage (1,400 GFA and 2 Bedrooms Maximum): _____

Dwelling Units Per Building (24 DUs Maximum without Special Permit): 25

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): Yes

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): No

Sidewalks and pathways: Yes

Streetscape improvements: Yes

Public parking spaces and publicly-accessible parking facilities: Yes

Additional affordable housing units above the number required by this Section: No

VCN-GDG DISTRICTS AND DEVELOPMENT STANDARDS

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

N/A

5. 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.



Application Date: 7/20/2022

Town of Scituate Planning Board

**ATTACHMENT A - DESIGN REVIEW FOR BUSINESS, COMMERCIAL, MIXED USE
AND MULTI-FAMILY DEVELOPMENT (SECTION 750)**

August 2019

GENERAL DESIGN GUIDELINES AND STANDARDS

Type and Number of Buildings (See Section 750.1):

Type of Building	Number of Buildings
Single Family Attached Dwelling (Townhouse or Rowhouse)	
Multi-Family Building	
Live/Work Building	
Mixed Use Building	1
General Commercial Building	
Gas Backwards Building	

Scale, Placement, and Orientation of the Building(s) (See Section 750.5.A and B):

Generally Described: A mixed-use building with a footprint of 9,885 square feet is proposed at the corner of Old and New Driftway.

Dimensional Requirements (See Section 750.6):

Design Standards	Building 1	Building 2	Building 3
Lot Size (S.F.)	Not Required		
Street Frontage (Linear Feet)	407.71'		
Lot Depth (Feet)	Not Required		
Front Yard Build-To-Zone (Feet)	5.2'		
Front Yard Build-To-Zone Occupancy (%)	53% / 75%		
Side Yard (Feet)	36.2'		
Rear Yard (Feet)	129.1'		
Outdoor Amenity Space Coverage (%)	22.0%		
Design Standards			
Building Height (Stories/Feet)	4 stories / 39.5'		
Roof Type and Pitch	Shed/Hip		
Street Facing Wall Width (Feet)	81.6' / 133.0'		
Street Facing Entrance (Y/N)	Yes		
Building Footprint (S.F.)	9,885 s.f.		
Additional Standards			
See Sec. 760.6, Table 1			

Corner Lot Clearance: If the building is on a corner lot does it meet the minimum setback and orientation requirements of Section 750.5.B.6? Yes

Building Stepback and Street Enclosure: If the building is taller than 25 feet is it setback or stepback from the street right-of-way in accordance with Section 750.5.D., Figure 6? Yes

Building Proportions and Façade Composition: Does the building(s) meet the general requirements of Section 750.5.E.1-6 for vertical and horizontal façade articulation? Yes

Façade Transparency: Does the building(s) meet the general requirements of Section 750.5.E.7 for ground floor and upper floor façade transparency? Yes

Roof Shape and Pitch: Does the building(s) meet the general requirements of Section 750.5.F for roof shape and pitch? Yes

Exterior Treatments: Are the exterior treatments and materials of the building(s) consistent with the general guidelines under Section 750.5.G? Yes

Penthouse: Does the building(s) include a penthouse dwelling unit that complies with the requirements of Section 750.6.B? Yes

BUILDING FRONTAGE ZONES

(See Section 750.7 and Section 753 – Public Realm Standards)

Frontage Zone Activation: Does that applicant intend to activate the Building Frontage Zone?

Private Frontage Zone: Yes Public Frontage Zone: Yes

Building Activation Encroachments: Does the intended activation encroachment onto a public or private frontage zone meet the requirements of Section 750.7.B, Table 1 and Figure 12?

Type of Activation	Y/N	Description
Sidewalk Dining Terrace		
Storefront Display		
Sandwich Board Sign		
Projecting Signs and Banner		
Awning		
Balcony	Y	All balconies proposed do not extend into the public frontage zone.
Bay Window		
Arcade	Y	The arcade is allowed by right, and meets dimension requirements.

DEVELOPMENT SITE STANDARDS

(See Section 750.8)

Development Site Frontage: Does the development site have a least 50 feet of frontage on a public or private street which provides access to internal roads that serve the development (See Section 750.8.A)? Yes

Block Design Standards: If the development site creates blocks served public or private streets does it meet the design standards for maximum block length, maximum block perimeter, access and utilities (See Section 750.8.B)? N/A

Site Landscaping: Does the development site meet the requirements for landscaping under Section 770 and Section 750.8.C? Yes

Parking Placement, Access, and Screening: Does the development site meet the parking requirements under Sections 750.8.D: Yes

Is parking places outside BTZ and at least 5 feet behind the buildings front elevation? No

Is the applicant seeking a Special Permit from the Planning Board to waive the requirement above? No

Is there a sufficient Street Screen between the parking lot and street or sidewalk? Yes

Is there only one driveway curb cut on the development site No

Is there a shared driveway or internal connections to adjacent parking lots (encouraged): No

Also see Section 760, 770.6.I and fill out Attachment C. _____

Utilities: Does the development site meet the requirements for underground utilities and placement and screening of trash and service areas under Section 750.8.E. Yes

Additional Application Forms

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.

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 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.

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.

SECTION 750 TABLE 1.A - C: DESIGN STANDARDS BY BUILDING TYPE

		ATTACHED SINGLE FAMILY DWELLING (SFA)	MULTI-FAMILY BUILDING (MFB)	LIVE-WORK BUILDING (LW)	MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING
1.1 ILLUSTRATIVE DIAGRAM						
1.2 DEFINITION		An attached single family residential building with narrow massing and may be located on individual or common lots. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.	A residential building with three (3) or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units may be ownership, rental, and share-based. MF Buildings are not intended for non-residential uses.	A small residential building with one (1) dwelling unit and one (1) ground floor commercial unit. Live/Work units are occupied by the owner of the building and the commercial operation.	A variable size building that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at a scale that is compatible and complimentary to its given district.	A variable building that typically accommodates a variety of floor commercial uses and office uses at a scale that is compatible and complimentary to its given district. Buildings intended for residential
2. LOT STANDARDS						
2.1	Lot Size (S.F.) (Min.)	1,200 SF (if on separate lot)	Not Required	Not Required	Not Required	Not Required
2.2	Street Frontage (Min./Max.)	18 Ft. / 24 Ft.	80 Min.	40 Min.	50 Min.	50 Ft.
2.3	Lot Depth (Min./Max.)	50 Ft	Not Required	NR	NR	NR
2.4	Front Yard Build-To-Zone (Min./Max.)	5 Ft. / 15 Ft.	10 Ft. / 30 Ft.	0 Ft./15 Ft.	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.
2.5	Side Yard (Min.)	0 Ft	15 Ft	0 Ft	10 Ft (0 Ft if Common Wall)	10 Ft (0 Ft if Common Wall)
2.6	Rear Yard (Min.)	15 Ft	20 Ft	20 Ft	20 Ft	15 Ft
2.7	Outdoor Amenity Space Coverage (Min.)	20%	20%	15%	20%	10%
3. DESIGN STANDARDS						
3.1	Building Height (Max.)	2.5 Stories / 30 Ft.	4 Stories / 40 Ft.	2.5 Stories/30 Ft	4 Stories /40 Ft	3 Stories/40 Ft
3.2	Street Facing Wall Width (Min.)	18 Ft.	60 Ft.	80 Ft.	60 Ft.	60 Ft.
3.3	Street Facing Wall Width (Max.)	18 Ft. / 24 Ft.	100 Ft	100 Ft	150 Ft	100 Ft
3.4	Street Facing Entrance	Required	Required	Required	Required	Required
3.5	Maximum Building Footprint (SF)	Not Applicable	Not Applicable	Not Applicable	20,000 SF	20,000 SF

4. ADDITIONAL STANDARDS						
4.1		Off-street parking is not allowed between the buildings			One-Story buildings must have a minimum street facing façade height of 18 feet.	One-Story buildings must have a minimum street facing height of 18 feet.
4.2		A maximum of eight (8) units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or outdoor amenity space.			Side Setback is not required when there is a common wall; A minimum 10 foot side setback is required when there is no common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Side Setback is required when there is a common wall; a minimum 10-foot side setback is required when there is no common wall to accommodate pedestrian and/vehicle access to the side and rear of the property



Application Date: 7/20/2022

Town of Scituate Planning Board

**ATTACHMENT B – SITE PLAN APPROVAL APPLICATION
SECTION 751 – LOW IMPACT DEVELOPMENT STANDARDS
September 2019**

1. Applicant Information

Applicant Name: John Tedeschi

Proposed Site Plan Address and Parcel Number: 61 New Driftway (53-5-2A)

2. Applied Low Impact Development Techniques

Low Impact Development (LID) practices as identified in Section 751 and should be incorporated into the site plan design as necessary to achieve the required runoff rate. If constraints prevent the use of these LID practices, other stormwater treatment best practices detailed in the Commonwealth of Massachusetts Stormwater Management Handbook may be used to achieve the required post construction runoff rate.

STORMWATER MANAGEMENT

Is the proposed development maintaining or achieving pre-development hydrology through sustainable site design techniques that infiltrate, filter, store, evaporate and detain storm water close to its source (Guideline under Section 751.2): Runoff rates and volumes are decreased through the use of on-site infiltration with a subsurface infiltration system.

Is the post-construction peak runoff rate for the one-year, twenty-four (24) hour rain event designed so as not to exceed the existing peak runoff rate for the same storm event from the site under existing conditions prior to submittal of an application (Requirement under Section 751.2): _____

Peak runoff rates and volumes for the 1-, 2-, 10-, and 100-year storms have been reduced.

What Stormwater Best Practices are being employed on the site development plan to meet the post-development stormwater goals (See Section 751.2.C):

Proposed Stormwater Best Practices	Description
Minimization of Impervious Surface	
District Stormwater System	
Light Imprint Site Layout	
Filter Strips and Bioretention	

Vegetated Swales (Bioswales).	
Bioretention Cells (Rain Gardens)	
Pervious Pavement	
Subsurface Retention Facilities (Stormwater Vaults)	A subsurface infiltration system is proposed.
Green Streets and Stormwater Planters	
Downspout Redirection	All downspouts are directed to the infiltration system.
Rain Barrels/Cisterns	
Green Walls and Roofs	

SUSTAINABLE LANDSCAPING, PARKING, AND OPEN SPACE

(See Section 751.3)

Has a Landscape Plan been submitted or waived by the Planning Board? Yes

Is the property located in the Water Resource Protection District (See requirements under Section 520 for Landscaping and stormwater management in the WRPD)? No

Are existing native trees and shrubs being maintained to extent possible? Yes

Are existing invasive trees, shrubs and plants being removed and new ones being avoided as identified as an Invasive Species by the Massachusetts Plant Advisory Group or banned on the Massachusetts Prohibited Plant List by the Massachusetts Department of Agriculture? Yes

Are Canopy and Shade Trees being utilized in the Landscape Plan (recommended)? Yes

Is the front yard landscaped, new lawn area and use of fertilizer minimized (requirement)? Yes

Are impervious surfaces in the front yards limited to 25% and include only a driveway, walkways, or paved outdoor dining patios unless they are constructed of pervious materials (requirement)? Yes

Are Infiltration Recreation Spaces included on the Site Development? (Section 751.3.F): No

Is Local Food Production techniques such as Community Gardens or Edible Landscapes included on the Site Development? (Section 751.3.G): No

Driveways.

Are driveways serving 2 or less dwelling units a maximum of 16 feet or as approved by the Planning Board (Requirement): Yes

Are driveways serving commercial, industrial, civic, mixed use, and multifamily buildings and development no greater than 24 feet in width or as approved by the Planning Board (Requirement): Yes

Are Common Driveways (shared access to residential uses and for two or more businesses uses) being utilized on the site development (recommended with standards in Section 720): N/A

Parking Area Plantings.

Do outdoor parking areas contain a planted buffer area at least 15 feet deep from any public or private ways (requirement): No

Do parking areas of more than 10 spaces have at least 10% of the interior area of the lot landscaped and vegetated? (requirement): Yes

Coastal Area Parking.

Are parking areas located under a building screened except for entrances and exits? (the use of lattice or similar open screening at least the height of the base flood elevation or highest overwash level is required): N/A

OTHER COMMENTS AND NOTES:



Application Date: 7/20/2022

Town of Scituate Planning Board

ATTACHMENT C - SITE PLAN APPROVAL APPLICATION

SECTION 752 – OPEN SPACE DESIGN STANDARDS

September 2019

1. Applicant Information

Applicant Name: John Tedeschi

Proposed Site Plan Address and Parcel Number: 61 New Driftway (53-3-2A)

2. Open Space Requirements and Design Standards

In the Village Center & Neighborhood District (VCN), General Business District (GB) and Harbor Business District (HB) the following open space standards apply.

GENERAL REQUIREMENTS

Outdoor Amenity Space Types.

Does the site plan include one or more of the following Outdoor Amenity Spaces types?

Civic Space (CS): includes publicly-owned or controlled parks, active and passive recreation areas, civic buildings, and other gathering spaces that are fully accessible to the general public Yes

Publicly Oriented Private Spaces (POPS): PS are gathering spaces on private land primarily serving the residents, businesses and patrons of the principal building or development site, and generally available to the public. Yes

Private Open Space (PS): PS is associated with individual dwelling units and multi-family buildings and developments and is not intended for public access Yes

Required Outdoor Amenity Space.

Does the site plan meet the required percentage of the building lot dedicated to outdoor amenity space for each proposed building type under Section 580.4? Yes

If multiple lots or buildings are assembled together to form a Development Sites under Section 580, does the proposed site plan meet the cumulative amount of open space required in Section 580.5? N/A

Payments in Lieu of Outdoor Amenity Space.

Is the applicant requesting a By Special Permit from the Planning Board and approval by the Board of Selectmen, for a contribution toward an existing or planned Civic Space within the district in which the site plan is proposed as identified on the Town of Scituate Zoning Map? No

DESIGN STANDARDS

Does the proposed site plan meet the Outdoor Amenity Spaces design standards in Table 1 under Section 752.2?

Outdoor Amenity Space Type	Description of Size and Design
1. Common Yard and Garden (PS)	Yes - 2,100 s.f.
2. Dooryard (PS)	
3. Forecourt (POPS, PS)	
4. Community Garden (CS, POPS, PS)	
5. Courtyard (POPS, PS)	
6. Common or Green (CS, POPS)	
7. Plaza or Square (CS, POPS)	
8. Pocket Park/Playground (CS, POPS, PS)	
9. Athletic Field or Ball Court (CS, POPS)	
10. Neighborhood Park, Preserve (CS, POPS)	
11. Pathway (CS)	
12. Pedestrian Passage (CS, POPS)	Yes - 2,800 s.f. (Existing Sidewalk, Proposed Extension & Patio)
13. Outdoor Dining Terrace (POPS)	
14. Rooftop Terrace (POPS, PS)	Yes - 2,380 s.f.
15. Other OAS Types	

BUILDING FRONTAGE ZONES

If the proposed site plan includes Outdoor Amenity Space within the Building Frontage Zone, does it meet the requirements under Section 752.3 and 750.7? Yes

OTHER COMMENTS AND NOTES:



Application Date: 7/20/2022

Town of Scituate Planning Board

ATTACHMENT D - FOR SITE PLAN APPROVAL APPLICATION

SECTION 753 – PUBLIC REALM DESIGN STANDARDS

September 2019

1. Applicant Information

Applicant Name: John Tedeschi

Proposed Site Plan Address and Parcel Number: 61 New Driftway (53-3-2A)

2. Street Design and Construction Standards

In the Village Center & Neighborhood District (VCN) and Commercial District (C) the following standards apply to new streets, pedestrian passages, pathways and trails, and .

Streets

Street Design: Does the site plan include one or more new streets and do they comply with the design standards of Section 753.3.A as shown below?

STREET DESIGN STANDARDS				
Street Component	Parkway	Village Center Street	Neighborhood Street	Access Street
Right-Of-Way (S753.3.A)	60 Ft Min.	50 Ft Min.	40 Ft. Min.	24 Ft Min.
Vehicle Lanes				
Travel Lane (S753.3.B)	12 Min.	11 Min.	10 Min.	10 Min.
Parking Lane (S753.3.C)	Optional/5 Ft. Min.	8 Min.	1 Side or Informal	N/A
Bike Lanes (S753.3.D)	Optional/8 Ft. Min.	Optional/8 Ft. Min.	Sharrows/Informal	N/A
Multi-Purpose Path (S753.3.L)	Required	N/A	N/A	N/A
Sidewalks (S753.3.E)				
Public Frontage Zone	Optional/20 Ft. Min.	Optional/4 Ft. Min.	N/A	N/A
Throughway Zone	Optional/5 Ft. Min.	5 Ft. Min.	4 Ft Min.	1 Side/4 Ft. Min.
Furnishing/Utility Zone	5 Ft. Min.	5 Ft. Min	4 Ft. Min.	N/A
Street Enhancement Zone (S753.3.E)	Optional	Parking/Curb Ext.	N/A	N/A

Sidewalk Design: Do new sidewalks comply with the design standards of Section 753.3.B? Yes

Sidewalk Curb Extensions: Do new curb extensions comply with the design standards of Section 753.3.G? N/A

Street Trees: Do new street trees comply with the design standards of Section 753.3.H? Yes

Driveways and Sidewalk Crossings: Do new curb extensions comply with the design standards of Section 753.3.I? Yes

Pedestrian Crosswalks: Do new pedestrian crosswalks comply with the design standards of Section 753.3.J?
Yes

Construction: Are all new streets constructed in accordance with the design standards in Section 7 of the Town of Scituate Subdivision Regulations. (In the absence of official standards, thoroughfares shall be designed and constructed according to the standards deemed to be appropriate by the Town Engineer and Planning Board).
N/A

Pedestrian Passages

Do proposed pedestrian passages comply with the design standards of Section 753.3.K?

Yes

Multipurpose Pathways and Walking Trails

Do proposed multipurpose pathways and walking trails pedestrian passages comply with the design standards of Section 753.3.L? N/A

Street Enhancements Zone Uses

Do proposed parklets comply with the design standards of Street Enhancement Zone and Section 753.3.M? N/A

OTHER COMMENTS AND NOTES:



Application Date: 7/20/2022

Town of Scituate Planning Board

**ATTACHMENT E - SITE PLAN APPROVAL APPLICATION
SECTION 754 – AFFORDABLE HOUSING REQUIREMENTS**

September 2019

1. Applicant Information

Applicant Name: John Tedeschi

Proposed Site Plan Address and Parcel Number: 61 New Driftway (53-3-2A)

2. Affordable Housing Requirements

Where affordable housing units are required or provided in exchange for increased density under the provisions in Section 510 Residential Cluster District, Section 530 Accessory Dwellings, Section 550 Flexible Open Space Development, Section 560 Village Business Overlay District, Section 570 Humarock Village Residential Overlay District, or Section 580 Village Center & Neighborhood District, the following standards shall apply.

GENERAL REQUIREMENTS

Number of Affordable Units

General: How many affordable units are being proposed under the following zoning districts or bylaws:

District or Bylaw	Total DUs	No. of Affordable DUs
Residential Cluster District (S510)		
Accessory Dwellings (S530)		
Flexible Open Space Development (S550)		
Village Business Overlay District (S560)		
Humarock Village Residential Overlay District (S570)		
Village Center & Neighborhood District (S580)	25	5

Projects in the VBOD and VCN

Base Affordability Requirement: Does the site plan in the VBOD or VCN meet the following affordable housing unit requirements under Section 754.1.B?

Total Housing Units	Required Affordable Units	Total Affordable Units Proposed
8-10	1	
11-16	2	
17-23	3	
24-30	4	5
31-36	5	
37-40	6	
Above 40	15% of total	

Affordability

Requirement with Density Bonus: Does the site plan in the VBOD or VCN proposed a density bonus and does it meet the affordable housing unit requirements of 20% under Section 754.1.B.3? Yes

Location of Units

Distribution: Do the proposed affordable units meet the requirements for distribution, proportion of unit types, and comparable exteriors as market rate units as required under Section 754.2.A? Yes

Off-Site Units. Is the applicant seeking approval of the Planning Board to substitute off-site affordable housing units which are priced and deed-restricted as required under Section 754.2.A? N/A

Monitoring Agents

Has a Monitoring Agent been proposed by the applicant or designated by the Board of Selectmen, or DHCD as required by Section 754.3? To Be Proposed

Submission Requirements

Has the applicant submitted documents to the Planning Board and the Monitoring Agent with regard to affordable unit costs, eligibility, restriction, and compliance as required under Section 754.4 and 754.5?

Rental or Sales Price. (80% AMI adjusted for household size determined annually by HUD)	To Be Provided
Affordable Housing occupied only by Eligible Households	To Be Provided
Affordable Rental Unit - monthly payment include utilities and parking not exceeding 30% of the maximum monthly income permissible for an Eligible Household	To Be Provided
Affordable Homeownership Unit - monthly housing payment include mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking not exceeding 30% of the maximum monthly income permissible for an Eligible Household	To Be Provided
Demonstration to the Monitoring Agent that affordable rents or affordable purchase prices are consistent with state or federal guidelines for affordability applicable to Scituate.	To Be Provided

Affordable Housing Restrictions

Has the application provided documentation that the proposed affordable units will have proper deed restrictions, and compliant with the LIP Program (and eligible to be counted on Scituate's Affordable Housing Inventory), and will be filed with the Registry of Deeds or District Registry of the Land Court as required under Section 754.7? To Be Provided

Marketing and Selection Plan

Is the proposed housing marketing and selection plan consistent with the requirements of Section 754.8?

To Be Provided

Age Restrictions

Have the applicant and Planning Board voluntarily agreed to age restrictions on the project or specified units that meet the requirements of Section 754.9? To Be Determined

Phasing

If the project is approved and developed in phases, are the Affordable Housing Units in each phase consistent with the requirements in Section 754.10? N/A

OTHER COMMENTS AND NOTES:



Application Date: 7/20/2022

Town of Scituate Planning Board

ATTACHMENT F - SITE PLAN APPROVAL APPLICATION

PARKING STANDARDS – SECTION 760

September 2019

1. Applicant Information

Applicant Name: John Tedeschi

Proposed Site Plan Address and Parcel Number: 61 New Driftway (53-3-2A)

2. Parking Requirements

PARKING DESIGN

Parking Dimensions: Do parking spaces include at least 9 x 18', 162 S.F. in area, and have adequate back-up room (Section 760.3): Yes

Paving: Are parking spaces and driveways, except those serving single or two-family residences, paved; or has the Planning Board approved an alternative surface for low intensity use (Section 760.3): Yes

Parking Lot Planting: Do parking lots have at least 1 tree/8 parking spaces inside of the lot or within 10 feet of paved area (Existing trees may fulfill this requirement, provided the trees are distributed throughout the lot) (Section 760.4): Yes

Trees: Are trees at least 2 inches trunk diameter with 40 S.F. of soil or other permeable surface area (Section 760.4): Yes

Landscaping: If the parking lot has at least 25 parking spaces, is at least 5% of the interior area maintained with landscaping, including trees, on plots of at least 4 feet in width (Section 760.4): Yes

Visual Relief and Circulation: Are trees and soil plots located as to provide visual relief from sun and wind, and to assure safe patterns of internal circulation (Section 760.4): Yes

Construction Exemption: Is the applicant requesting a Special Permit from the Planning Board to temporarily waive the construction of a portion of an approved parking plan if the applicant can show that special circumstances exist, such as shared use of a parking lot by activities having different peak demand times (Section 760.5): N/A

(See Form D for Low Impact Development and additional design standards for driveways, parking area plantings, and coastal area parking in Section 751.3)

MINIMUM REQUIRED PARKING SPACES

(See Section 760.6 - Table 1 - Minimum Requirements)

Use and Required Parking Spaces	Proposed Use and Parking Spaces on Site Plan
Single Family Residential (2/DU)	
Two-Family Residential (2/DU)	
Accessory Dwelling (1/BR; Section 530)	
Residential (1/BR except single or two-family dwellings)	
Retail or Service Uses (1/200 GFA except Auto Service Station)	
Automotive service or Body Shop (1/service bay)	
Professional or other office, bank (1/300 GFA)	
Restaurant or Bar (1/4 seats)	
Industrial, Light Manufacturing (1/400 GFA)	
Warehouse (1/600 GFA)	
Places of Public Assembly (1/3 occupants)	
Marina (1/boat capacity)	
Rest, Nursing or Convalescent Home, Hospital (1/3 beds)	
Laundromat (1/2 washing machines)	
Bowling Alley (1/2 lanes)	
Commercial Golf Course (1.6/acre)	
Hotels and Motels (1.25/guest unit plus spaces required for other commercial uses)	
Inns (1.25/guest unit)	
Bed and Breakfast (1/bedroom)	
Clubs and Lodges (1/4 occupants as determined by the Building Code)	
Religious Exempt Uses other than Houses of Worship (1/4 occupants) as	
Educational Exempt Uses (1/200 GFA)	
All Other Uses (determined by the Planning Board)	

BUSINESS AND COMMERCIAL PARKING REQUIREMENTS

(See 760.7 and Section 750.8 and Form B regarding parking placement, access and screening)

Buffer Area.

Does the parking lot contain a buffer area at least 6 feet deep between the street line and the balance of the lot:

N/A

Is the buffer area separated from the street and the balance of the lot by a curb, seeded and landscaped except along a driveway, walkways and bicycle parking areas (Not applicable in the VCN Districts): N/A

Vehicle Access. Except as required under Section 610.2.C, are driveway entries at least 20 feet wide: Yes

Number of Driveways.

Does the site plan meet the requirement of only 1 driveway per 200 feet of frontage: Yes

If the site plan includes 2 or more driveways on the lot, are they located at least 120 apart, center to center:

Yes

Pedestrian Access. Are safe and continuous pedestrian access provided to and within a parking area, preferably in connection with interior landscaping, and connecting to current or anticipated adjacent pedestrian facilities and to adjoining transit facilities: Yes

Bicycle Parking. If the site plan includes 5 or more automobile parking spaces, are bicycle parking spaces at a rate of 10% of auto spaces (rounded to nearest whole number also being provided in a convenient location and providing weather protection when practical. (The number and location of bicycle parking spaces is at the discretion of the Planning Board): Yes

BUSINESS AND MIXED USE DISTRICT PARKING WAIVERS

Under Section 760.8, the Planning Board may waive parking requirements in the VCN, GB, and HB Districts if the applicant can demonstrate that sufficient off-street and on-street parking (public or private) exists that may adequately fulfill, in part or in whole, the parking needs of the applicant, or that special circumstances exist, such as the shared use of a parking lot by activities having different peak demand times as determined by the standards below.

Minimum and Maximum Parking Requirements.

If the site development is within the VCN, GB, and HBD, does the total number of off-street parking spaces exceed the required number of spaces in Section 760.6 - Table 1 (requires a Special Permit from the Planning Board): No

If the site development is within the VCN, GB, and HBD, does the total number of off-street parking spaces meet the minimum/maximum required number of spaces in Section 760.8.B below:

Use and Required Parking Spaces	Proposed Use and Parking Spaces on Site Plan
Retail Business, Commercial or Personal Service Establishment (1/400 GFA)	
General Office or Retail in Mixed Use Buildings (1/500 GFA)	4,200 s.f. - 9 spaces proposed
Medical or Dental Office or Clinic (5 spaces/doctor or dentist)	
Restaurant or Place of Assembly (1/2 seats)	
S.F. Attached Unit or Cottage Unit (1.5/DU with 2 bedrooms or less; and 2/DU with 3 bedrooms or more located within 300 feet of the Dwelling Unit)	
1-bedroom unit in Mixed-Use Building (1 space/DU)	(17) units - 17 spaces proposed
2-bedroom unit in Mixed Use Building (1.5 spaces/DU)	(6) units - 10 spaces proposed
3 or more bedroom unit in Mixed Use Building (2 spaces/DU)	(2) units - 4 spaces proposed
Outdoor Seating Cafes and Accessory Buildings (exempt from	

off-street parking requirements)	
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Parking Reduction Methods. Is the applicant seeking a Special Permit from the Planning Board further reduce the amount of off-street parking under any of the following conditions (See Section 760.8.B): No

Parking Reduction Method	Proposed Parking Reduction Methods on Site Plan
On-Street Parking Off-Set	
Shared Parking and Mixed Use	
Car-Sharing Program	
Off-Site Parking	

SPECIAL PARKING TYPES AND STANDARDS

Is the applicant seeking a Special Permit from the Planning Board to provide special types of off-street parking as allowed for below (See Section 760.8.D and E): No

Special Parking Types	Proposed Types of Special Parking on Site Plan
Stacked and Valet Parking	
Tandem Parking	
Street Side Parking	
Teaser Parking	
Structured Parking	

OTHER COMMENTS AND NOTES:



Scituate Planning Board

APPLICATION FOR SPECIAL PERMIT IN THE VILLAGE CENTER & NEIGHBORHOOD(VCN) DISTRICT

September, 2019

General Information for Applicants

Any proposal that impacts, or involves any change in or additional connections to town sewer or the municipal water supply must present a preliminary plan to the Sewer or Water Commissioners detailing the existing and proposed water and sewer usage before filing an application with the Planning Board.

It is strongly recommended that all applicants meet first with the Town Planner, then schedule an informal discussion with the Planning Board, prior to filing an application for a Site Plan Special Permit. Sketches or draft plans should be brought to these discussions. Applicants are also encouraged to informally review projects within 100' of wetlands with the Conservation Commission, and location and installation of water, storm drainage and other infrastructure proposed to connect to the town system with the DPW.

The Planning Board reserves the right to disapprove incomplete submissions at any time if, in its opinion, review of the plan is hampered by the absence of required information. In the event that incomplete plans are submitted to the Board, after opening a Public Hearing, the Board may vote to disapprove the plan and return plans to the applicant as incomplete. The Board shall cite those specific regulations with which the plan is not in compliance in a letter noting the reason for the Board's action, which shall be filed with the Town Clerk. In the event of such disapproval, the Board reserves the right to retain any filing or review fees.

Checklist for applicants:

When applying for approval of a Mixed Use Special Permit, please include the following in your submission:

- 1) 20 copies of this form, the deed to the property, a signed purchase and sale agreement, and/or documentation authorizing submission by anyone other than the owner, as applicable;
- 2) 20 copies of the plan prepared in accordance with Town of Scituate Zoning Bylaw, Section 770.4, Site Plan Special Permit, Application Requirements. **All plan copies must be folded;**
- 3) A check payable to the Town of Scituate for \$500;
- 4) A copy of a completed Request for Abutters;
- 5) Where changes to the parking area are needed, the Planning Board may require an additional copy of the plan, twenty copies of a written summary of the results of the drainage calculations and function of the drainage system; six copies of drainage calculations prepared by a Registered Professional Engineer and a deposit to cover the cost of review by the town's consulting engineer. Check with the Planning Board staff to find out if this will be necessary; and
- 6) The most recent tax bill showing all taxes are paid in full.

Name of Applicant: John Tedeschi	Address: PO Box 361, Scituate	Phone: (781) 424-8551
Owner of Property if different from applicant:	Address:	Phone:
Address of Property: 61 New Driftway	Map-Block-Lot: 53-3-2A	Area of Property in sq. ft. per recent survey: 34,727 S.F.
Name of Engineer or Surveyor: Gregory J. Morse, P.E.	Address: 10 New Driftway	Phone: (781) 545-0895

Proposed Uses	Proposed Floor Area	Proposed # of Residential Units	Total # of Proposed Bedrooms
Residential	Range: 662-1,675 s.f.	25	35
Office	4,200 s.f. (General Office/Retail)	N/A	N/A
Retail		N/A	N/A
Other (state use)		N/A	N/A

Are Bonus Density units requested? Yes / No How many bonus residential units are requested, if any 18.6

If Bonus Density is requested, what improvements are proposed and what is their public benefit? Please attach a detailed description including the town-approved document where the improvement is recommended.

Please refer to attached narrative.

Affordable Units if Applicable 5 Location of Affordable Units Mixed-Use Building (On-Site)

Bedrooms (provide range if applicable) 3-5

Parking Spaces Provided 40 Waiver Needed? No Open Space Provided (sq. ft.) 7,280

Driveway Width 24' Shared Access Provided No Pedestrian Access Provided Yes

Proposal meets the design standards of Section 560.8, with regard to

Roof pitch Yes / No Dormer width Yes / No Glazed façade Yes / No

Greenbush Design Standards as applicable Yes / No Landscape Plan provided Yes No
TBP

Setbacks: (Provide range of setback distances)

Front 5.2' Side 36.2' Rear 129.1' Third story (Buildings on Front St.) N/A

Building height measured per Zoning Bylaw 39.5'

Water Resource Protection District standards met (if applicable)?

N/A

Applicant's Signature:

Owner's Signature (If Not Applicant):

Date of Submission: 7/20/22

Owner's Address: PO Box 361, Scituate, MA

Received by Planning Board:

Received by Town Clerk: