

10 New Driftway
Suite 303
P.O. Box 92
Scituate, MA 02066
(781) 545-0895

*Registered Professional Engineers,
Project Managers & Environmental Consultants*

July 21, 2022

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

Re: Applicant: Saoirse, LLC
Proposed Multi-Family and Mixed-Use Development
33 New Driftway

Dear Members of the Board,

Morse Engineering Company, Inc., as authorized by the Applicant, Saoirse, LLC, hereby submits this Site Plan Approval Application for a mixed-use development located at 33 New Driftway, Scituate.

PROJECT DESCRIPTION

The project Applicant proposes the demolition of an existing office building, and the construction of a multi-family building (“MFB”)¹, and a mixed-use building (“MUB”)², at 33 New Driftway, Scituate MA. The site has frontage along MacDonald Terrace to the Northwest and along New Driftway to the South, and is abutted by a residential property to the North, commercial property to the West, and the MBTA Greenbush terminus to the East.

The MFB will have (6) residential units, while the MUB will have approximately 3,485 square feet of general office/retail space on the first floor, as well as (14) residential units. The property consists of two separate Assessor’s parcels, Parcel 53-5-19 and Parcel 53-5-20A, with a total area of 47,047 square feet. While the entire lot is upland area, a FEMA Flood Zone and Riverfront Area associated with the Herring River extend onto a portion of the site.

The locus lies within the Village Center and Neighborhood District, and each parcel lies in a separate sub-district. The proposed MFB on Parcel 53-5-19 lies within the Greenbush Village Center District, and the proposed MUB on Parcel 53-5-20A lies in the Gateway Business District. Neither parcel is within the Pedestrian Frontage Overlay Zone or Transitional Buffer Zone. The existing property is currently utilized as the base for a landscaping business, with associated storage of landscaping materials and vehicles, and as an attorney’s office, with associated lawn and paved driveway. Per the Town of Scituate Assessor’s records, the existing office building was constructed in 1957, and is currently served by municipal water, sewer, and electrical services.

The applicant proposes to raze the existing office and construct a MFB and MUB, with footprints of 3,492 square feet and 7,789 square feet, respectively. The proposed MFB will have four (4) two-bedroom units, and two (2) one-bedroom units on the first and second floors. The proposed MUB will have 3,485

¹ Defined as: “[a] building containing more than two dwelling units, exclusive of accessory dwellings, and not classified as a one or two-family dwelling, and containing only residential uses and uses accessory to them.” Scituate Zoning Bylaw, Section 200.

² Defines as: [] 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.” Scituate Zoning Bylaw, Section 200.

square feet of office/retail space on the first floor, and a total of three (3) one-bedroom units and eleven (11) two-bedroom units on the first, second, and third floors. Four of these units are to be designated as affordable. Outside of the building area, the applicant proposes to construct several landscaped and common yard areas, as well as a community garden for the multi-family building. Further, the applicant proposes to remove the existing, unstriped entrance to the abutting property which has dangerously obstructed sight lines to the East, and create a shared entrance to reduce points of conflict in regards to vehicle ingress and egress. The applicant also proposes several pedestrian pathways, and connections to the MBTA Greenbush walkway on the abutting property to the East.

Off-street parking for residential units and office/retail space is proposed with an on-site parking lot containing thirty-eight (38) spaces, fourteen (14) of which are to be reserved tandem spaces. This parking accommodates 109% of the required spaces per the Scituate Zoning Bylaw, and a vehicular traffic impact study has been completed by McMahon Associates, Inc. demonstrating that the development does not result in a significant impact on the overall traffic operations on New Driftway.

All existing stormwater runoff from the site discharges down gradient to two (2) catch basins within the public right of way that discharge to the Herring River. The proposed layout results in an increase in impervious area, all of 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 of peak rates and runoff volume leaving the site. Connections to municipal sewer will be installed, and new potable and fire service water connections are proposed to the fully sprinklered building, as well as a connection for a fire hydrant.

This application requests a Site Plan Review per Section 770 of the Scituate Zoning Bylaws, and a Special Permits per Section 580.4.C and Section 760.8.D.2.

A Special Permit is requested under Section 580.4.C. for a higher density than allowed by right for MUB and MFB structures within the Greenbush Village Center and Gateway Business Districts. Per Section 580.4.A Table 2 of the Scituate Zoning Bylaws, both MFB and MUB structures are allowed a maximum density of 12 units per acre by right and a maximum of 24 units per acre by Special Permit in the aforementioned Districts.

The project proposes a density of 18.5 units per acre, and so requires a Special Permit under Section 580.4.C, which states the Planning Board may issue such Special Permits so long as certain Public Realm Improvements are provided which result in benefits to residents and businesses in the Village Center and Neighborhood District. The Applicant is proposing several Public Realm Improvements with this project: public amenity space that includes pedestrian walkways that shall connect to the existing walkways for the Greenbush train station; handicap accessible sidewalk improvements along New Driftway; roadway improvements that include the extension of the turn lane proposed for the Petrol Realty project located at 48-52 New Driftway; and publicly accessible parking areas.

In addition, the Applicant is proposing four (4) affordable housing units, in compliance with Section 754.1.B.3, which requires any project receiving density bonuses to have not less than 20% of the proposed units be affordable housing.

A second Special Permit is requested for the use of tandem parking spaces pursuant to Section 760.8.D.2. All tandem parking spaces are proposed for residential units only, and each set of tandem spaces will be assigned to the same dwelling unit. No tandem spaces are proposed for guest parking, and the combined length of the proposed spaces is thirty-six (36) feet long, six (6) feet greater than the minimum length. The proposed tandem parking only accounts for 37% of the proposed parking spaces, whereas a maximum of 75% is allowed. Consequently, the proposed tandem parking spaces comply with all the criteria set forth under Section 760.8.D.2.



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: Saoirse, LLC	Address: 7 MacDonald Terrace	Phone: (781) 545-1144
Owner of Property if different from applicant:	Address:	Phone:
Address of Property: 33 New Driftway & 7 MacDonald Terrace	Map-Block-Lot: 53-5-20A & 53-5-19	Area of Property in sq. ft. per recent survey: 47,047 S.F.
Name of Engineer or Surveyor: Gregory J. Morse, P.E.	Address: 10 New Driftway, Suite 303	Phone: (781) 545-0895

Proposed Uses	Proposed Floor Area	Proposed # of Residential Units	Total # of Proposed Bedrooms
Residential <input checked="" type="checkbox"/>	Range: 900 - 1,280 s.f.	20	35
Office <input checked="" type="checkbox"/>	2,500 s.f.	N/A	N/A
Retail <input checked="" type="checkbox"/>	985 s.f.	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 _____
 7 bonus residential units are requested, for a density of 18.5 units per acre.

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.

See attached Planning Board narrative.

Affordable Units if Applicable 4 Location of Affordable Units Mixed-Use and Multi-Family Buildings
 # Bedrooms (provide range if applicable) 35

Parking Spaces Provided 38 Waiver Needed? No Open Space Provided (sq. ft.) 10,284
 Driveway Width 30' Shared Access Provided Yes Pedestrian Access Provided Yes

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

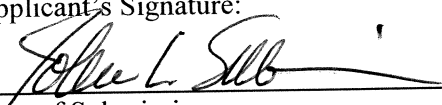
Roof pitch Yes / No Dormer width Yes / No Glazed façade Yes / No
 Greenbush Design Standards as applicable Yes / No Landscape Plan provided Yes / No

Setbacks: (Provide range of setback distances)

Front 10-30' (MFB) Side 15' (MFB) Rear 20' (MFB) Third story (Buildings on Front St.) N/A
0-20' (MUD) 10' (MUD) 20' (MUD)

Building height measured per Zoning Bylaw 31.3' (MFB) Water Resource Protection District standards met (if applicable)?
27.7' (MUD) N/A

Applicant's Signature:



Owner's Signature (If Not Applicant):

Date of Submission: 7/21/2022

Owner's Address: 7 MacDonald Terrace, Scituate, MA

Received by Planning Board:

Received by Town Clerk:



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

August, 2019

1. General Information

33 New Driftway and 7 MacDonald Terrace

Address of site	53-5-19 & 53-5-20A	47,047 sf (19,245 sf & 27,802 sf)	GVC & GBD
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: Mixed-Use (Commercial & Residential)

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 11,281 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)

2 Number of existing parking spaces

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

35 Number of parking spaces required by additional area or new use.*

*Per Table 2 in Sec.760.8.B

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

Saoirse, LLC

Name

7 MacDonald Terrace & 33 New Driftway

Address

Scituate	MA	02066
City	State	Zip Code
(781) 545-1144		jls@johnlsullivanlaw.com
Telephone (cell phone preferred)		E-mail

4. Owner Information

Same as Applicant

Name

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, Suite 303

Address

Scituate	MA	02066
City	State	Zip Code
(781) 545-0895		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: Office & Storage (Landscaping Supplies)

Existing Lot Size (SF): 47,047 s.f. (total) = 19,245 s.f. (53-5-19) + 27,802 s.f. (53-5-20A)

Existing Frontage of Public Street(s) (Linear Feet): 160.75' (MacDonald Terrace) 180.49' (New Driftway)

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): A multi-family dwelling and a mixed-use structure, containing retail, office, and residential space, are proposed.

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): No

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

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	Y
Live/Work Building	
General Commercial Building	
Mixed Use Building	Y
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): A multi-family dwelling is proposed within the GVC district, while a mixed-use structure consisting of office, retail, and residential apartments is proposed within the GWB district.

(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	20	18.5/acre	GWB/GVC	Special Permit

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: 7/21/2022

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	1
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 structure proposed along New Driftway and a multi-family dwelling proposed along MacDonald Terrace.

Dimensional Requirements (See Section 750.6):

Design Standards	Multi-Family	Mixed-Use	Building 3
	Building 1	Building 2	
Lot Size (S.F.)	N/A	N/A	
Street Frontage (Linear Feet)	104.62'	180.49'	
Lot Depth (Feet)	N/A	N/A	
Front Yard Build-To-Zone (Feet)	10.6'	10.7'	
Front Yard Build-To-Zone Occupancy (%)	57.3%	65.7%	
Side Yard (Feet)	15.8'	11.0'	
Rear Yard (Feet)	105.5'	80.3'	
Outdoor Amenity Space Coverage (%)	26%	20%	
Design Standards			
Building Height (Stories/Feet)	3 stories / 27.7'	3 stories / 31.3'	
Roof Type and Pitch	Gable / 6:12 - 12:12	Gable / 6:12 - 12:12	
Street Facing Wall Width (Feet)	60'	131.0'	
Street Facing Entrance (Y/N)	Provided	Provided	
Building Footprint (S.F.)	N/A	7,789 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? Lot is not a corner lot.

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? No

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: Y Public Frontage Zone: N

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	N	
Storefront Display	N	
Sandwich Board Sign	N	
Projecting Signs and Banner	N	
Awning	Y	
Balcony	Y	
Bay Window	N	
Arcade	N	

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:

Is parking places outside BTZ and at least 5 feet behind the buildings front elevation? Yes

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 Yes

Is there a shared driveway or internal connections to adjacent parking lots (encouraged): Yes

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 (GC)	GAS BACKWARDS (GB)
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 size building that typically accommodates a variety of ground floor commercial uses and upper office uses at the scale that is compatible and compliments to its given district. GC Buildings are not intended for residential uses.	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind. This reverse layout highlights the building, shields the utilitarian pump/canopy and pulls the curb-cuts away from the intersection, creating easier access.
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	Not Required
2.2	Street Frontage (Min./Max.)	18 Ft. / 24 Ft.	80 Min.	40 Min.	50 Min.	50 Ft.	100 Ft..
2.3	Lot Depth (Min./Max.)	50 Ft	Not Required	NR	NR	NR	100 Ft..
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.	5 ft. / 20 ft. (Primary and Secondary Streets)
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)	20 Ft.
2.6	Rear Yard (Min.)	15 Ft	20 Ft	20 Ft	20 Ft	15 Ft	20 Ft.
2.7	Outdoor Amenity Space Coverage (Min.)	20%	20%	15%	20%	10%	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	1.5 Stories/24 Ft.
3.2	Street Facing Wall Width (Min.)	18 Ft.	60 Ft.	80 Ft.	60 Ft.	60 Ft.	40 Ft.
3.3	Street Facing Wall Width (Max.)	18 Ft. / 24 Ft.	100 Ft	100 Ft	150 Ft	100 Ft	80 Ft.
3.4	Street Facing Entrance	Required	Required	Required	Required	Required	Required
3.5	Maximum Building Footprint (SF)	Not Applicable	Not Applicable	Not Applicable	20,000 SF	20,000 SF	4,000 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 façade height of 18 feet.	Gas station canopies should be designed as an integral part of the station architecture whenever possible.
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 not required when there is a common wall; a minimum 10-foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Secondary entrance required to the rear for access to gas pumps.



Application Date: 7/8/2022

Town of Scituate Planning Board

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

1. Applicant Information

Applicant Name: Saoirse, LLC

Proposed Site Plan Address and Parcel Number: 33 New Driftway (53-5-20A) & 7 MacDonald Terrace (53-5-19)

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): Yes. All stormwater is being infiltrated on-site and post-development rates and volumes are less than pre-development rates and volumes.

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): The site is designed so that the 1-, 2-, 10-, and 100-year rain event peak runoff rates and volume are reduced in the proposed conditions.

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	Parking areas were minimized as practicable.
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 Cultec subsurface infiltration system.
Green Streets and Stormwater Planters	
Downspout Redirection	All downspouts are connect to the Cultec 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? No

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): Yes

Driveways.

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

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): No

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): Yes

Parking Area Plantings.

Do outdoor parking areas contain a planted buffer area at least 15 feet deep from any public or private ways (requirement): Yes

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: 7/21/2022

Town of Scituate Planning Board

ATTACHMENT C - SITE PLAN APPROVAL APPLICATION

SECTION 752 – OPEN SPACE DESIGN STANDARDS

September 2019

1. Applicant Information

Applicant Name: Saoirse, LLC

Proposed Site Plan Address and Parcel Number: 7 MacDonald Terrace & 33 New Driftway (53-5-19 & 53-5-20A)

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 No.

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? Yes

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)	4,660 s.f.
2. Dooryard (PS)	
3. Forecourt (POPS, PS)	
4. Community Garden (CS, POPS, PS)	650 s.f.
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)	4,974 s.f.
12. Pedestrian Passage (CS, POPS)	
13. Outdoor Dining Terrace (POPS)	
14. Rooftop Terrace (POPS, PS)	
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: 7/21/2022

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: Saoirse, LLC

Proposed Site Plan Address and Parcel Number: 33 New Driftway (53-5-20A) & 7 MacDonald Terrace (53-5-19)

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? No

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? Yes

Street Trees: Do new street trees comply with the design standards of Section 753.3.H? No street trees
are being proposed as part of this project.

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: 7/21/2022

Town of Scituate Planning Board

ATTACHMENT E - SITE PLAN APPROVAL APPLICATION

SECTION 754 – AFFORDABLE HOUSING REQUIREMENTS

September 2019

1. Applicant Information

Applicant Name: Saoirse, LLC

Proposed Site Plan Address and Parcel Number: 33 New Driftway (53-5-20A) & 7 MacDonald Terrace (53-5-19)

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)	20	4

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	4
24-30	4	
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, and

the proposed project meets the 20% minimum.

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? No

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? In the event the Town of Scituate declines the role of Monitoring Agent, the Applicant
proposes "Citizens' Housing and Planning Association (CHAPA), One Beacon Street, Boston.

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)	Not Yet Provided
Affordable Housing occupied only by Eligible Households	Not Yet Provided
Affordable Rental Unit - monthly payment include utilities and parking not exceeding 30% of the maximum monthly income permissible for an Eligible Household	Not Yet 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	Not Yet 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.	Not Yet 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? Not Yet Provided

Marketing and Selection Plan

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

The proposed marketing and selection plan, not yet provided, would be reviewed by CHAPA to ensure compliance with
Section 754.8.

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? No

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: 7/21/2022

Town of Scituate Planning Board

ATTACHMENT F - SITE PLAN APPROVAL APPLICATION

PARKING STANDARDS – SECTION 760

September 2019

1. Applicant Information

Applicant Name: Saoirse, LLC

Proposed Site Plan Address and Parcel Number: 33 New Driftway (53-5-20A) & 7 MacDonald Terrace (73-5-19)

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): No

(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:

Yes _____

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): Yes _____

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:

N/A

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: Yes

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)	3,485 s.f. - 7 spaces
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)	5 units - 5 spaces
2-bedroom unit in Mixed Use Building (1.5 spaces/DU)	15 units - 26 spaces
3 or more bedroom unit in Mixed Use Building (2 spaces/DU)	
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): N/A

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):

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

OTHER COMMENTS AND NOTES: