

December 19, 2023

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

RE: Response to TEC Peer Review
817 Country Way, Assessors Map 12 Lot 2-38-F
Applicant – Option C Properties, LLC

Dear Board Members:

On behalf of the applicant, we hereby submit 9 sets of revised plans (13 will be required for major adjustments) for the above referenced project. The plans have also been revised in response to comments received from the Planning Board and the Town Planner at the meeting on November 9, 2023.

Board and Planner comments are in *italics*. Applicant responses are in **bold** type. Plan revisions and responses to comments are as follows:

General Comments:

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1. *Water Study.*
We have contacted Weston and Sampson and the water study is in process. We anticipate having it completed prior to the meeting in January.
2. *Snow Storage.*
We have added a snow storage plan sh 28.
3. *Bike Spaces.*
Bicycle parking analysis has been added to sheet 2 beneath the vehicle parking analysis.
4. *Fill requirement.*
We have calculated 5925 CY of Fill. This fill calculation does not account for subsurface stormwater, septic and utility volume that will contain voids below the surface.
5. *Landscape Architect*
The landscape architect stamp has been added to the plan set as requested.
6. *Fencing*
A fence plan sh 29 has been added to the plan as requested.
7. *Design review asked for additional clarity on the wall sections.*

We have prepared a plan (sh 30) detailing the profile of the proposed perimeter wall. It shows the existing and proposed grades along the entire length of the wall. We have also added spot grades at 25 ft intervals as requested.

8. *Board of Health* **The plans have been revised and re-submitted to the Board of Health for review.**
9. *Parking Exceeds the required number of spaces.* **We have removed 2 parking spaces. The parking exceeds the minimum requirement by 8 spaces. We recommend keeping the additional 8 spaces but will defer to the Planning Board.**
10. *Walkways.* **Walkways have been reviewed. Accessible path ways are called out on the plan and have been designed to meet ADA requirements.**
11. *Light Spillover.* **A revised lighting plan has been prepared and the light spillover has been addressed.**
12. *Porous pavement.* **Porous pavement has been eliminated from the plan. Walkways have been analyzed as impervious coverage.**
13. *Affordable units.* **5 Affordable units are proposed. Sheet 2 of the Siteplan indicates the number of affordable units proposed.**
14. *Construction sequencing.* **The construction sequencing has been updated on sheet 24.**
15. *Access from the East Parking lot to the existing building.* **A walkway and set of stairs have been added to the plan as requested.**
16. *Sight Distance.* **We met at the site to review the sight distance as agreed upon at the Planning Board meeting. The applicant has contacted the abutter at 809 Country Way regarding removal or modification of their wall. The owner of 809 Country Way has denied the applicants request to modify the wall.**

If you have any questions, please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



Kevin Grady, P.E.,
Principal

Cc: Option C Properties, LLC
Chris Bruce, Manager
P.O. Box 263, Weymouth MA 02190