



Scituate Planning Board

APPLICATION FOR FLEXIBLE OPEN SPACE SPECIAL PERMIT

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 Flexible Open Space 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 discuss with the Department of Public Works the location and installation of water, storm drainage and other infrastructure proposed to connect to the town system.

The Planning Board reserves the right to disapprove incomplete submissions at any time if, in its opinion, review of a 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 Site Plan Special Permit, please include the following in your submission:

- X 1) Twenty copies of this form and of the deed, a signed purchase and sale agreement, and/or documentation authorizing submission by anyone other than the owner, as applicable;
- X 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.
- X 3) A check for \$500 payable to the Town of Scituate;
- X 4) A copy of a completed Request for Abutters; and
- N/A 5) Where changes to the parking area are needed, the Planning Board may require an additional copy of the plan, 11 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 for more information.

Name of Applicant: WELBY BUILDERS, LLC	Address: P.O. BOX 160 COHASSET, MA 02025	Phone: 781 983 2479 617 901 4587
Owner of Property if different from applicant: STEVEN D. & WILLIAM G. CURTIS, JR. TRS.	Address: 90 ANN VINAL ROAD SCITUATE, MA	Phone: 615 301 0277
Address or Location of Property and Area (sq. ft.): 90 ANN VINAL ROAD 676,068 SF (15.52 Ac.)	Map-Block-Lot: 27-06-01	Present Zoning: R2
Name of Engineer or Surveyor: ROSS ENGINEERING Co., INC.	Address: 683 MAIN STREET NORWELL, MA 02061	Phone: 781 659 1325

**Please Provide Information to Determine Compliance with
Scituate Zoning Bylaw Sections 550.3 and 550.6, to show the following:**

1. The number of lots for building sites does not exceed the number of buildable lots which could be created through conventional development of the site as determined by an approved Conventional Density Sketch Plan for the parcel.

The Planning Board has previously reviewed both a Conventional Density Subdivision Plan and Flexible Open Space Development Plan (FOSD).

2. A restriction shall be provided that no lot in the Flexible Open Space Development may be further subdivided into additional building lots.

See Note 13 on the FOSD Plan coversheet.

3. Each lot is of a size capable of supporting the construction of a single or two-family dwelling, its accessory structures in accordance and an individual sewage disposal system, unless a viable alternative method of sewage disposal is proposed.

Each lot on the FOSD Plan meets this criteria.

4. No more than one single or two family dwelling and its accessory structures and uses is located on a proposed Flexible Open Space Development lot.

The plan indicates that each lot will have a single family dwelling.

5. The frontage for each proposed building lot provides adequate access to the lot.

Each lot meets this requirement as shown on the FOSD Plan.

6. Provide information on minimum setbacks from front, side and rear lot lines for dwellings and accessory structures.

See Note 12 on the FOSD Plan cover sheet.

7. Provide information on minimum front, side or rear setbacks, as applicable, from development perimeter for dwellings and accessory structures.

See FOSP Plan for compliance.

8. Where open space is dedicated for public use, public access is provided and is linked to other open space uses abutting the property.

N/A

9. The design minimizes the size of developed areas.

The open space area precludes the use of what would otherwise be developed area for human occupation.

10. The laying out of developed areas, roads, storm drains, sewage disposal systems, retaining walls and utilities is in conformance with the natural features of the parcel, minimizing changes to the topography and maximizing the amount of preserved wooded areas, open space, amenities and buffers if proposed.

The provision for a shared soil absorption system coupled with the clustered arrangement of homes achieves this goal.

11. The amount of land to be disturbed for the construction of buildings, driveways, sewage disposal systems, retaining walls, utilities, storm drainage systems and roads is minimized by

- a.) Providing site disturbance lines within road right of ways in order to minimize site disturbance beyond the paved area of the road.
- b.) Placing water and sewer utilities under the paved section of the road.
- c.) Use of smaller leaching catch basins on each lot rather than large detention/retention basins for multiple lots.

The utility design and shared septic system accomplishes the above items 11. (a-c).

12. Important natural and historic features of the land, as determined by the Planning Board, are protected.

The existing dwelling will be preserved and become part of the new dwelling on Lot 16. This has been agreed to by the Scituate Historical Commission.

13. The Flexible Open Space Development is in keeping with and enhances the overall semi-rural appearance of Scituate by:

- a.) Preserving views from existing roads;
- b.) Avoiding undue adverse impacts on neighborhoods;
- c.) Conserving natural and historic resources, including but not limited to those linked to off-site protected resource areas.

The proposed building setbacks from Ann Vinal Road as well as the open space setbacks for the houses clearly meets these criteria.

14. The impacts of road and utility installations are less than those generated by a conventional development of the same land.

There will be fewer utility lines by virtue of the fact that the homes are closer to the street as well as each other when compared to a Conventional Subdivision Plan.

15. The design, number and location of curb cuts are such that any conflict with existing traffic flow is minimized, and the semi-rural appearance of existing streets is maintained or enhanced.

Only one curb cut is needed and is directly opposite Pleasant Street.

16. Provision, satisfactory to the Planning Board, is made with regard to the ownership and

maintenance of any and all common land and other common facilities within the Flexible Open Space Development.

This item will be discussed during the Public Hearing process.

- 20 copies of Conventional Density Sketch Plan
- 10 copies of witnessed perc and deep hole tests for each lot shown on Conventional Density Sketch Plan

RECEIVED BY TOWN CLERK: _____ (date)

RECEIVED BY PLANNING BOARD: _____ (date)

July 7, 1997

To: Town Administrator
 Board of Selectmen
 Town Clerk
 DPW
 Board of Health
 Building Commissioner/ZEO
 Conservation Commission
 Fire Department
 Police Department
 ZBA
 Traffic Rules Committee
 Water Resources Committee (for proposals in the Water Resource Protection District)

From: Planning Board

Re: Revised Special Permit Form

Enclosed, for your information is a copy of the Revised Special Permit Form that the Planning Board will be using in connection with all special permit applications submitted to the Board. At the June 24th meeting the Board voted unanimously to use this revised format for the Special Permit Form.
/mo

Enclosure: Special Permit Form