

TOWN OF SCITUATE



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Planning Board

April 22, 2013

Ms. Kathleen Curran
Town Clerk
Town of Scituate

**Re: Site Plan Administrative Review – Common Driveway
543 & 543 R Country Way
Applicant/Owner: Silas Peirce Realty Trust**

Dear Ms. Curran:

At their regularly scheduled meeting of April 18, 2013, the Planning Board discussed the Site Plan Administrative Review under Scituate Zoning Bylaw Section 720 for a Common Driveway of less than 500' in length serving two lots with adjoining legal frontage for a driveway of approximately 250' proposed to serve two homes at 543 and 543 R Country Way for applicant Frank R. Snow and Janet B. Bristol of Silas Peirce Realty Trust. The members present and voting were William Limbacher, Robert Vogel, Daniel Monger, Eric Mercer and Stephen Pritchard. The following motion was voted favorably with a unanimous vote of the members present:

MOTION: To approve the Site Plan Administrative Review for a Common Driveway for 543 and 543 R Country Way for Silas Peirce Realty Trust with the following conditions:

1. Construction shall comply with a plan entitled Proposed Common Driveway Plan at 543 Country Way prepared by mr Surveying, Inc. for survey services and by Barbara J Thisell for engineering services, dated March 25, 2013 with revisions through April 18, 2013, except as they may be modified to meet the conditions below.
2. The applicant shall meet all the requirements of the Building Department, Board of Health, Conservation Commission, DPW, Fire Department and other town agencies as well as all state and federal regulations.
3. The water quality basin and grass-lined swale shall be constructed and fully vegetated before stormwater is directed toward them (i.e. before driveway paving).
4. The water quality basin shall be seeded with New England Wetmix by New England Wetland Plants, Inc., or equal.
5. A pre-construction conference will be required including the Planning Board's consulting engineer, the site contractor and Town Planner.
6. Prior to scheduling the pre-construction conference, a plan for erosion control during construction, including access for vehicles and staging areas, shall be submitted to the

- Planning Board. A crushed stone construction entrance shall be required and maintained throughout construction to prevent sediment from reaching the road. The Town Planner shall be notified when erosion control measures are in place.
7. Prior to scheduling the pre-construction conference, a schedule of construction activities shall be given to the Town Planner. The Town Planner is to be notified when construction begins and when construction is completed.
 8. Inspections will be required for staking of limits of drainage basins and roadway limits prior to clearing and grubbing; grading of drainage basins; placement and compaction of gravel subbase; placement of base/binder; and placement of the top course of the common driveway.
 9. Prior to the pre-construction conference, the applicant shall provide funds to cover the cost of inspections and attendance at the pre-construction conference by the Town's consulting engineer.
 10. The applicant will provide a deposit of \$5,000 prior to the pre-construction conference to guarantee initial maintenance of the drainage basin and cleanup of the site.
 11. There shall be no parking or idling of vehicles on Country Way during construction.
 12. A copy of the Operation & Maintenance Plan for the stormwater management system will be provided to realtors marketing the lots shown on the plan with the intent to insure prospective purchasers of both homes receive information on maintenance responsibilities prior to purchase. The Stormwater system shall be maintained in good condition in accordance with the approved plans and calculations.
 13. If the plan must be modified, it shall be submitted to the Planning Board for a determination of a need for permit modification.
 14. The application has been reviewed for compliance to the Town of Scituate Stormwater Bylaw and Regulations. The Board finds that the application and plans reflect that the proposed drainage system can be expected to result in post-development rate of runoff being less than or equal to pre-development rate of runoff for the 2, 10, and 100 year 24 hours events as the engineer has stamped and certified.
 15. The Board is to be notified upon completion of construction. As built plans depicting the construction conditions of the common driveway, its utilities and stormwater facilities are required to ensure construction conforms to the approved plans.

Very truly yours,

William Limbacher kj

William Limbacher, Chairman

Cc: Planning Board Frank R. Snow
DPW Director Janet B. Bristol
Building Commissioner
Conservation Agent