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March 31, 2022

VIA HAND DELIVERY

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals
600 Chief Justice Cushing Highway
Scituate, MA 02066



**Re: 279-281 Old Oaken Bucket Road, Scituate MA
Assessor Parcel ID Nos. 44-1-3-D, 44-1-3-0 and 41-1-3-A**

Dear Mr. Bucchere:

This office represents the owner and applicant, Salt Meadow Development at Scituate, LLC (the “Applicant”), with respect to the property located at 279-281 Old Oaken Bucket, Scituate, MA, comprised of Assessor Parcels 44-1-3-D, 44-1-3-0, and 41-1-3-A (collectively, the “Locus”). On behalf of Salt Meadow Development we are hereby filing the within Application for Public Hearing, which seeks a Comprehensive Permit pursuant to G.L. Ch. 40B. Please accept this letter, along with the substance within the enclosed plans and materials, to constitute a description of the proposed project.

The Locus consists of approximately 11.22 acres of land and is located in the Residence R-1 zoning district, and the Water Resources Protection zoning district. A small portion of the Locus is also located in the Flood Plain & Watershed Protection overlay zoning district. The Locus is presently improved with a two-family dwelling having a total of five bedrooms constructed in 1849, according to the Tax Assessor, which is documented in the MCRIS system, but is not on the State or Federal Register of Historical Places, and is not otherwise located in a local historical district. The Applicant welcomes a dialogue concerning this existing structure.

The Applicant proposes to construct at least thirty-two dwelling units having minimally eighty-nine bedrooms, at least eight of which would be dedicated to Low and Moderate Income Housing as defined in 760 CMR 50.00, *et. seq.* The Scituate Conservation Commission has issued an Order of Resource Area Delineation confirming the location of the jurisdictional resource areas on the Locus. While the Board of Appeals will act as the comprehensive permit granting authority under the Scituate Wetland Regulations, the Applicant will be filing a Notice of Intent application with the Scituate Conservation Commission seeking an Order of Conditions under the Wetlands

Protection Act and the regulations of the Massachusetts Department of Environmental Protection to address conservation issues thereunder.

An application for a determination of Project Eligibility was submitted to MassHousing (Mass Housing ID. No. 1112) and filed with the Scituate Select Board in March of 2021. Following a site visit and comments submitted by the Town and the Applicant to MassHousing, on August 10, 2021 a letter approving Site Eligibility was transmitted from MassHousing. MassHousing will act as the subsidizing agency, and a contract was executed with SEB Housing LLC to consult and oversee compliance aspects of the regulations, such as deed restrictions, marketing, lottery, and the like.

Specifics concerning the development team and experience are set forth in the enclosed materials. The development team consists of attorneys at Ohrenberger, De Lisi & Harris, LLP, the Applicant who is represented by Daniel Lovendale and Robert Neilan, Mark Casey of the civil engineering firm at South Shore Survey Consultants, Inc., and Jeremy R. Lake of the architecture firm at Union Studio Architecture & Community Design, Inc.

Accordingly, enclosed herewith for filing please find the following documents and plans:

1. Application for Public Hearing (Comprehensive Permit Application);
2. Assessor's Field Cards for parcels 44-1-3-D, 44-1-3-0 and 41-1-3-A;
3. Deed recorded with the Plymouth County Registry of Deeds in Book 56372, Page 148;
4. Deed recorded with the Plymouth County Registry of Deeds in Book 56732, Page 143;
5. Record Plans recorded with Plymouth Registry of Deeds in Plan Book 19, Page 119 and Plan Book 65, Page 938;
6. MassHousing Comprehensive Permit Site Approval Application Homeownership;
7. Letter from MassHousing dated August 10, 2021 regarding the determination of Project Eligibility ("Site Approval") pursuant to Massachusetts General Laws Chapter 40B, 760 CMR 56.00 and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development;
8. Letter from SEB Housing LLC dated December 19, 2019;
9. Photographs of 279-281 Old Oaken Bucket Road;
10. Ohrenberger, De Lisi & Harris, LLP Firm Resume;
11. South Shore Survey Consultants Firm Resume;
12. Union Studio Firm Profile;
13. Jeremy R. Lake, AIA, Leed, AP CNU, Union Studio, Resume;
14. Union Studio Qualifications/40B Experience;
15. Company bio of Robert Neilan, Tech Mechanical, entity partner;
16. South Shore Survey Consultants, Inc. preliminary site development plans, including a tabulation of proposed buildings by type, size and ground coverage, entitled "The Cottages at Old Oaken Bucket at 279-281 Old Oaken Bucket Road, Scituate, MA dated February 7, 2022;

17. Union Studio Architecture & Community Design Architectural Plan entitled "Preliminary Site and Architectural Package, dated October 14, 2021, depicting building elevations, floor plans, and architectural details;
18. Patricia Van Buskirk Landscape Architectural Plan dated September 29, 2021;
19. Drainage Calculations and Stormwater Management Plan dated January 18, 2022 (one copy);
20. Traffic Impact Assessment dated
21. Preliminary List of Waivers and/or Variances;
22. Check in the amount of \$1,700.00 to the order of Town of Scituate for the filing fee; and
23. Check in the amount of \$105.00 to the order of Town of Scituate to obtain Abutter's lists pursuant to public notice requirements.

Please feel free to contact our office with any questions.

Very truly yours,



Ohrenberger, De Lisi & Harris, LLP

Enclosures

Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



APPLICATION FOR PUBLIC HEARING

Specific Action or Relief Requested: **Comprehensive Permit (Chapter 40B)**

Please describe nature of request: **See Attached Addendum.**

RECEIVED

2022 MAR 31 PM 4:00

TOWN OF SCITUATE
TOWN CLERK

1. Applicant's Name: Salt Meadow Development at Scituate, LLC
(If not owner attach letter of authorization).

Address: 107 East Street, Duxbury, MA 02332

Phone: (781) 727-2195

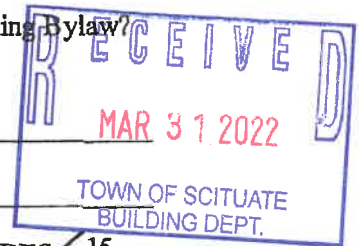
2. Address of **SUBJECT PROPERTY**: 279-281 Old Oaken Bucket Road

Map 41 Block 1 Parcel 3 D
Map 41 Block 1 Parcel 3 0
Map 41 Block 1 Parcel 3 A

3. Land deed as recorded at the Plymouth Registry of Deeds:
Certificate Number _____ in Book 56372 Page 143

4. Present zoning district: R1, FPWPD, and WRPD Book 56372 Page 148

5. Do the lot area, dimensions, present structure (s) and use conform to current Zoning Bylaw?
Yes: No: If not, explain:



6. Existing Setbacks, frontage and area: FRONT <30 REAR <30 SIDES <15
SEE Plans

Proposed Setbacks: FRONT _____ REAR _____ SIDES _____

Lot Frontage: 497.83 Lot Area: 11.22 Acres

7. Date structure was built: 279 Old Oaken Bucket Road built 1985
281 Old Oaken Bucket Road built 1849

To be accepted as a filing the application must include:

- Fee of \$50.00 per unit and \$35.00 fee for abutters list payable to the Town of Scituate in separate checks. See instructions for filing fees.
- Twenty (20) full size copies of a current scaled and detailed plot plan showing the building location, lot dimensions and setbacks- if applicable.
- Twenty (20) photographs of the site (colored copies).
- Twenty (20) copies of current deed and record plan referred to in said deed, if applicable.
- Twenty (20) copies of assessor's card showing age of building, if applicable.

Note: Applicant will be billed directly by newspaper for advertising costs.

I have read the above and understand the application requirements of the Zoning Board of Appeals:

Signature of Applicant: _____

Salt Meadow Development at Scituate, LLC

Date: March 31, 2022 _____

TO BE COMPLETED BY BUILDING COMMISSIONER

Application Approved as Submitted: YES NO

Reason for Denial:

Signature of Building Commissioner: _____

Date: _____

ADDENDUM TO APPLICATION FOR PUBLIC HEARING

The applicant, Salt Meadow Development at Scituate, LLC, seeks a comprehensive permit pursuant to Massachusetts General Law Chapter 40B, Sections 20 through 23, 760 CMR 56, and the Town of Scituate Zoning Bylaw and Comprehensive Permit Rules and Regulations, and/or any other relief that the Board of Appeals may grant, to allow for the construction and use of at least 32 dwelling units, at least eight of which would be restricted for low and moderate income for the development of affordable housing, at the property known and numbered as 279-281 Old Oaken Bucket, Scituate, MA, comprised of Assessor Parcels 44-1-3-D, 44-1-3-O, and 41-1-3-A.