



TOWN OF SCITUATE
Planning Board

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone: (781) 545-8730
Fax: (781) 545-8704

June 13, 2017

Ms. Kathleen Curran, Town Clerk
600 Chief Justice Cushing Highway
Scituate, MA 02066

**RE: Site Plan Administrative Review – Add Storage Shed
10 Marshfield Ave.**

RECEIVED

2017 JUN 13 PM 5:24

TOWN OF SCITUATE
TOWN CLERK

Dear Ms. Curran,

At their regularly scheduled meeting of June 8, 2017, the Planning Board voted unanimously to approve the site plan entitled Humarock Beach, 10 Marshfield Ave. (2 sheets), showing a new shed to be used for storage in connection with a kayak rental business, subject to the following conditions:

1. All construction shall conform to the above-referenced plan, which shall be attached to the Planning Board's decision. The dimensions of the shed shall not exceed 14' x 24'.
2. Where construction or use requires approval, permitting or licensing from any local, state or federal agency, such required approvals, permitting or licensing are deemed a condition of the Town of Scituate Planning Board's approval of this site plan. All necessary permits and approvals must be received prior to construction and use of the site.
3. Construction shall meet all requirements of the Scituate Zoning Bylaw and State Building Code.
4. All conditions of approval shall be inscribed on the Site Plan.
5. Parking for residents of the apartments shall be kept available as shown on the Site Plan and shall not be blocked.
6. No new underground irrigation systems shall be allowed to connect to the Town's water distribution system or in any manner use municipal water in accordance with the policy made effective by the Board of Selectmen on October 8, 2014. All irrigation systems installed in accordance with this policy must be supplied by on-site sources at the expense of the property owner.
7. There shall be no changes to the primary building at 10 Marshfield Ave. without approval of the Planning Board. The Applicant shall obtain the approval of the Planning Board through the Town Planner for lighting and signage.

8. The building, parking, and required signage shall meet all requirements of the ADA and the Scituate Commission on Disabilities.
9. The applicant shall meet with the Building Commissioner and Town Planner to determine the permitting status of the three apartments on the second floor, and apply for any permits deemed necessary prior to applying for a building permit.
10. Construction work shall not begin prior to 7:00 AM weekdays and 8:00 AM on Saturdays and shall cease no later than 7:00 PM or sunset whichever is earlier. No construction shall take place on Sundays or legal/federal holidays.
11. If vehicles need to park on Marshfield Ave. or River St. during construction, a police detail may be required if the Police Department determines that a hazardous situation could be created.

Administration

12. This site plan approval shall be void if it is not recorded at the Registry of Deeds within 90 days of approval or such extension of that time period granted by the Planning Board following approval of this site plan.
13. All plan sheets shall be recorded at the Registry of Deeds.
14. This site plan approval shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with MGL Chapter 40A, Section 9.

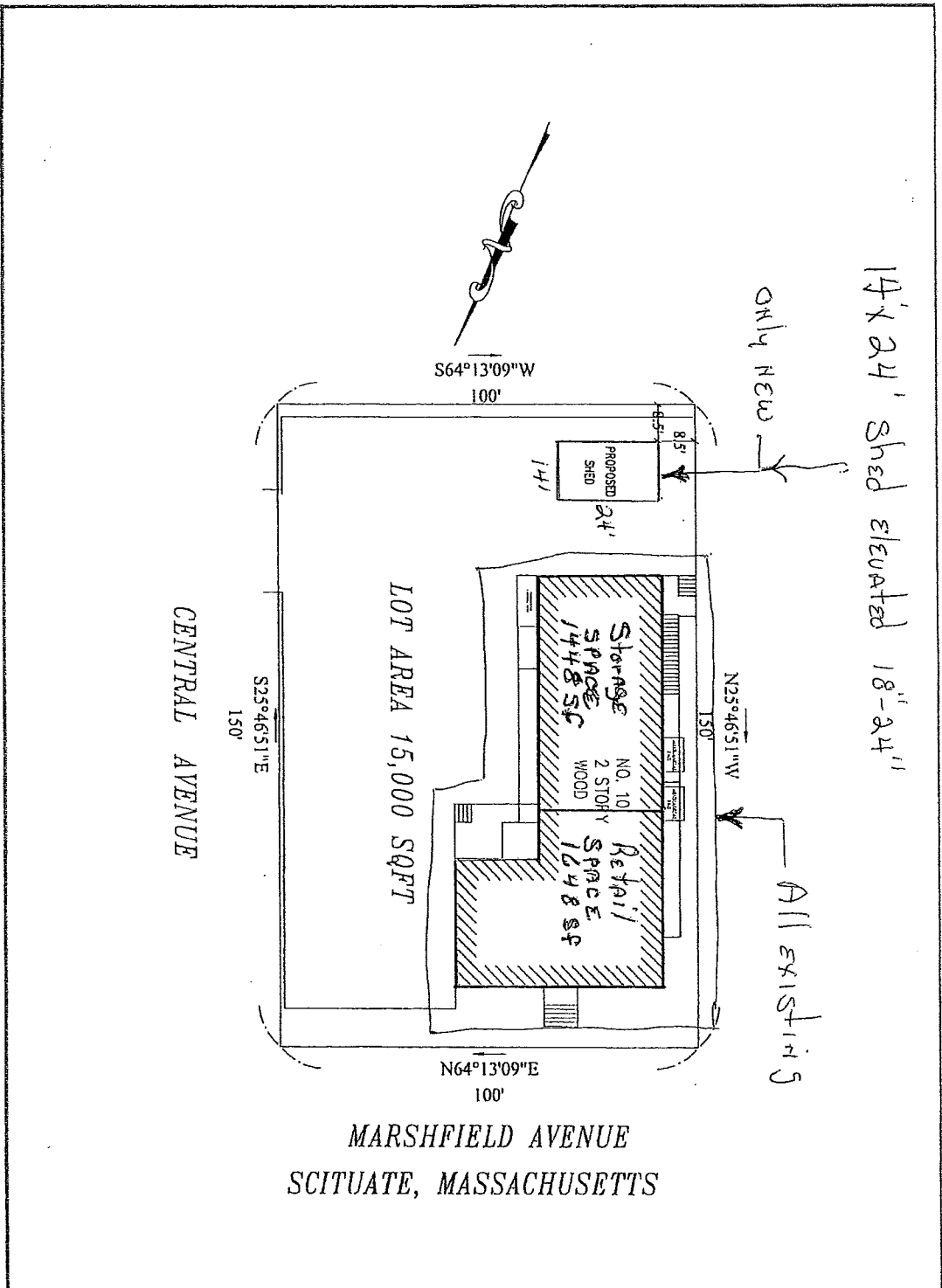
Very truly yours, .

Stephen R. Pritchard ¹⁴

Stephen R. Pritchard, Chairman

SP/LH

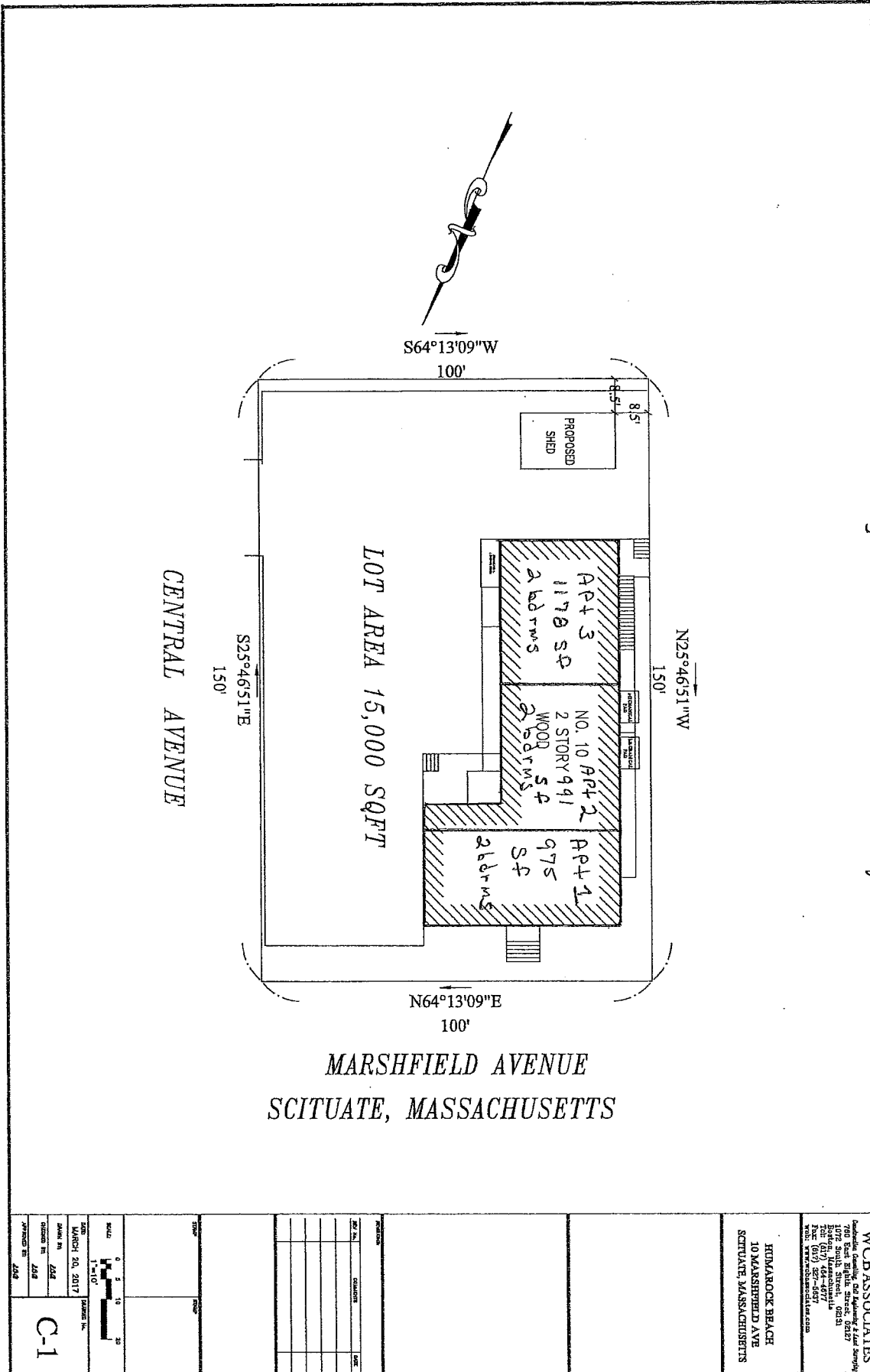
cc: Richard Torsney
Robert Vogel, Acting Building Commissioner
Kevin Cafferty, DPW Director
Planning Board



WCBA ASSOCIATES 770 West Eighth Street, 2nd Fl. Boston, Massachusetts 02111 Tel: (617) 552-4433 Fax: (617) 552-4431 www.wcbaassociates.com	
HUNAROCK BEACH 10 MARSHFIELD AVE SCITUATE MASSACHUSETTS	
Project No. _____ Drawing No. _____ Date _____	Scale: 1" = 10' Date: MARCH 20, 2017 Drawn by: ASJ Check by: LJS Project No. 217
C-1	

Floor 2

Apt 1 2 bdrms 975 sq, Apt 2 2 bdrms 991 sq, Apt 3 2 bdrms 1178 sq



WCB ASSOCIATES
700 East High Street, Suite 200
Boston, MA 02111
Tel: (617) 464-4777
Fax: (617) 527-8877
www.wcbassociates.com

HIMAROCK BEACH
10 MARSHFIELD AVE
SCITUATE, MASSACHUSETTS

MARSHFIELD AVENUE
SCITUATE, MASSACHUSETTS

NO.	DATE	DESCRIPTION	INITIALS

SCALE: 0 5 10 20
1" = 10'
DATE: MARCH 20, 2017
DRAWN BY: JAS
CHECKED BY: JAS
PROJECT NO: 248

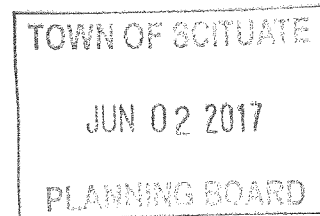
C-1

TOWN OF SCITUATE

BOARD OF HEALTH



600 Chief Justice Cushing Hwy
Scituate, Massachusetts 02066
Telephone (781) 545-8725
Fax (781) 545-8866



Memo

To: Laura Harbottle, Scituate Town Planner

From: Jennifer Keefe, Health Agent *JK*

Date: June 1, 2017

Re: Planning Board Agenda June 8, 2017 – Site Plan Administrative Review – 10 Marshfield Ave

I am in receipt of the informational package associated with the Site Plan Administrative Review for the mixed-use property located at 10 Marshfield Ave. The package indicates that an elevated shed will be built and that the uses of the existing building use may change, with the existing uses including a retail pet store and three two-bedroom apartments. It appears as though the proposed use includes a new retail space, storage and the continued use of the apartments without changes to them.

I have several comments and questions listed below:

- 1) I have no concerns about the proposed construction of the shed, as the proposed location does not appear to be located in the vicinity of the existing septic system. The components, if not constructed to be driven on, will need to be protected from any heavy equipment during renovation.
- 2) Is the proposed retail space to include the sale of any food or non-alcoholic beverage? If so, it will most likely need to be permitted and inspected by the Board of Health, initially and on an annual basis.
- 3) If there is a change in use, a Title 5 inspection will be required.
- 4) The septic system capacity will need to be evaluated to confirm that the existing capacity can accommodate the proposed flow with the new use(s).
- 5) The existing rental units must meet the requirements of the State Sanitary Code, Chapter II as well as Section 30350, the Housing By-law, of the Code of General Bylaws.