



Application Date: _____

Town of Scituate Planning Board
ATTACHMENT B – SITE PLAN APPROVAL APPLICATION
SECTION 751 – LOW IMPACT DEVELOPMENT STANDARDS
September 2019

Applicant Name: **Petro Realty Corp**

Proposed Site Plan Address and Parcel Number: **48-52 New Driftway, Scituate MA/Parcel I.D.:53-3-9 & 53-10-F**

Low Impact Development (LID) practices as identified in Section 751 and should be incorporated into the site plan design as necessary to achieve the required runoff rate. If constraints prevent the use of these LID practices, other stormwater treatment best practices detailed in the Commonwealth of Massachusetts Stormwater Management Handbook may be used to achieve the required post construction runoff rate.

STORMWATER MANAGEMENT

Is the proposed development maintaining or achieving pre-development hydrology through sustainable site design techniques that infiltrate, filter, store, evaporate and detain storm water close to its source (Guideline under Section 751.2): Yes, see attached drainage plan.

Is the post-construction peak runoff rate for the one-year, twenty-four (24) hour rain event designed so as not to exceed the existing peak runoff rate for the same storm event from the site under existing conditions prior to submittal of an application (Requirement under Section 751.2): See attached drainage plan

What Stormwater Best Practices are being employed on the site development plan to meet the post-development stormwater goals (See Section 751.2.C): **See attached grading and drainage plan.**

Proposed Stormwater Best Practices	Description
Minimization of Impervious Surface	
District Stormwater System	
Light Imprint Site Layout	
Filter Strips and Bioretention	
Vegetated Swales (Bioswales).	
Bioretention Cells (Rain Gardens)	
Pervious Pavement	
Subsurface Retention Facilities (Stormwater Vaults)	
Green Streets and Stormwater Planters	
Downspout Redirection	
Rain Barrels/Cisterns	
Green Walls and Roofs	

SUSTAINABLE LANDSCAPING, PARKING, AND OPEN SPACE

(See Section 751.3)

Has a Landscape Plan been submitted or waived by the Planning Board? **See attached plans**

Is the property located in the Water Resource Protection District (See requirements under Section 520 for Landscaping and stormwater management in the WRPD)?: **N/A.**

Are existing native trees and shrubs being maintained to extent possible?: **Yes.**

Are existing invasive trees, shrubs and plants being removed and new ones being avoided as identified as an Invasive Species by the Massachusetts Plant Advisory Group or banned on the Massachusetts Prohibited Plant List by the Massachusetts Department of Agriculture?: **See attached landscape plan.**

Are Canopy and Shade Trees being utilized in the Landscape Plan (recommended)?:

See attached landscape plan.

Is the front yard landscaped, new lawn area and use of fertilizer minimized (requirement)?: **Yes.**

Are impervious surfaces in the front yards limited to 25% and include only a driveway, walkways, or paved outdoor dining patios unless they are constructed of pervious materials (requirement)? **Yes.**

Are Infiltration Recreation Spaces included on the Site Development? (Section 751.3.F):

See attached grading and drainage plan.

Is Local Food Production techniques such as Community Gardens or Edible Landscapes included on the Site Development? (Section 751.3.G): **Not applicable.**

Driveways.

Are driveways serving 2 or less dwelling units a maximum of 16 feet or as approved by the Planning Board (Requirement): **Not Applicable.**

Are driveways serving commercial, industrial, civic, mixed use, and multifamily buildings and development no greater than 24 feet in width or as approved by the Planning Board (Requirement):

See attached site layout plan.

Are Common Driveways (shared access to residential uses and for two or more businesses uses) being utilized on the site development (recommended with standards in Section 720): **Yes.**

Parking Area Plantings.

Do outdoor parking areas contain a planted buffer area at least 15 feet deep from any public or private ways (requirement): **Yes, see attached plans.**

Do parking areas of more than 10 spaces have at least 10% of the interior area of the lot landscaped and vegetated? (requirement): **See attached landscape plan.**

Coastal Area Parking.

Are parking areas located under a building screened except for entrances and exits? (the use of lattice or similar open screening at least the height of the base flood elevation or highest overwash level is required):

Not applicable.

OTHER COMMENTS AND NOTES: