



Application Date: 6-23-2020

Town of Scituate Planning Board
ATTACHMENT C - SITE PLAN APPROVAL APPLICATION
SECTION 752 – OPEN SPACE DESIGN 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**

In the Village Center & Neighborhood District (VCN), General Business District (GB) and Harbor Business District (HB) the following open space standards apply.

GENERAL REQUIREMENTS

Outdoor Amenity Space Types.

Does the site plan include one or more of the following Outdoor Amenity Spaces types? **Yes.**

Civic Space (CS): includes publicly-owned or controlled parks, active and passive recreation areas, civic buildings, and other gathering spaces that are fully accessible to the general public_____.

Publicly Oriented Private Spaces (POPS): PS are gathering spaces on private land primarily serving the residents, businesses and patrons of the principal building or development site, and generally available to the public.

A 550 s.f. Outdoor seating area is provided for 1,500 s.f. restaurant space.

Private Open Space (PS): PS is associated with individual dwelling units and multi-family buildings and developments and is not intended for public access_____.

Required Outdoor Amenity Space.

Does the site plan meet the required percentage of the building lot dedicated to outdoor amenity space for each proposed building type under Section 580.4? **Yes, a 550 s.f. Amenity space is provided which is 10% of the proposed 5,500 s.f. building.**

If multiple lots or buildings are assembled together to form a Development Sites under Section 580, does the proposed site plan meet the cumulative amount of open space required in Section 580.5? **Not Applicable.**

Payments in Lieu of Outdoor Amenity Space.

Is the applicant requesting a By Special Permit from the Planning Board and approval by the Board of Selectmen, for a contribution toward an existing or planned Civic Space within the district in which the site plan is proposed as identified on the Town of Scituate Zoning Map? **No Special Permit is requested at this time.**

DESIGN STANDARDS

Does the proposed site plan meet the Outdoor Amenity Spaces design standards in Table 1 under Section 752.2?

Outdoor Amenity Space Type	Description of Size and Design
1. Common Yard and Garden (PS)	
2. Dooryard (PS)	
3. Forecourt (POPS, PS)	
4. Community Garden (CS, POPS, PS)	
5. Courtyard (POPS, PS)	
6. Common or Green (CS, POPS)	
7. Plaza or Square (CS, POPS)	
8. Pocket Park/Playground (CS, POPS, PS)	
9. Athletic Field or Ball Court (CS, POPS)	
10. Neighborhood Park, Preserve (CS, POPS)	
11. Pathway (CS)	
12. Pedestrian Passage (CS, POPS)	
13. Outdoor Dining Terrace (POPS)	5,500 s.f. Seating area surrounded by small shrubs
14. Rooftop Terrace (POPS, PS)	
15. Other OAS Types	

BUILDING FRONTAGE ZONES

If the proposed site plan includes Outdoor Amenity Space within the Building Frontage Zone, does it meet the requirements under Section 752.3 and 750.7? **Not applicable.**

OTHER COMMENTS AND NOTES: