



Application Date: 6-23-2020

**Town of Scituate Planning Board**  
**ATTACHMENT F - SITE PLAN APPROVAL APPLICATION**  
**PARKING STANDARDS – SECTION 760**  
**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**

**PARKING DESIGN**

Parking Dimensions: Do parking spaces include at least 9 x 18', 162 S.F. in area, and have adequate back-up room (Section 760.3): **Yes, all parking spaces meet this requirement.**

Paving: Are parking spaces and driveways, except those serving single or two-family residences, paved; or has the Planning Board approved an alternative surface for low intensity use (Section 760.3):  
**Yes, all proposed parking is paved no alternative surfaces are requested.**

Parking Lot Planting: Do parking lots have at least 1 tree/8 parking spaces inside of the lot or within 10 feet of paved area (Existing trees may fulfill this requirement, provided the trees are distributed throughout the lot) (Section 760.4): **Yes, all landscaping requirements are fulfilled.**

Trees: Are trees at least 2 inches trunk diameter with 40 S.F. of soil or other permeable surface area (Section 760.4): **See attached landscape plan.**

Landscaping: If the parking lot has at least 25 parking spaces, is at least 5% of the interior area maintained with landscaping, including trees, on plots of at least 4 feet in width (Section 760.4):

**Yes, see attached landscape plan.**

Visual Relief and Circulation: Are trees and soil plots located as to provide visual relief from sun and wind, and to assure safe patterns of internal circulation (Section 760.4): **See attached landscape plan.**

Construction Exemption: Is the applicant requesting a Special Permit from the Planning Board to temporarily waive the construction of a portion of an approved parking plan if the applicant can show that special circumstances exist, such as shared use of a parking lot by activities having different peak demand times (Section 760.5): **No special permit is requested.**

(See Form D for Low Impact Development and additional design standards for driveways, parking area plantings, and coastal area parking in Section 751.3)

**MINIMUM REQUIRED PARKING SPACES**

(See Section 760.6 - Table 1 - Minimum Requirements)

Use and Required Parking Spaces	Proposed Use and Parking Spaces on Site Plan
Single Family Residential (2/DU)	
Two-Family Residential (2/DU)	
Accessory Dwelling (1/BR; Section 530)	
Residential (1/BR except single or two-family dwellings)	
Retail or Service Uses (1/200 GFA except Auto Service Station)	<b><u>Retail &amp; food service 28 Parking spaces provided</u></b>
Automotive service or Body Shop (1/service bay)	
Professional or other office, bank (1/300 GFA)	
Restaurant or Bar (1/4 seats)	
Industrial, Light Manufacturing (1/400 GFA)	
Warehouse (1/600 GFA)	
Places of Public Assembly (1/3 occupants)	
Marina (1/boat capacity)	
Rest, Nursing or Convalescent Home, Hospital (1/3 beds)	
Laundromat (1/2 washing machines)	
Bowling Alley (1/2 lanes)	
Commercial Golf Course (1.6/acre)	
Hotels and Motels (1.25/guest unit plus spaces required for other commercial uses)	
Inns (1.25/guest unit)	
Bed and Breakfast (1/bedroom)	
Clubs and Lodges (1/4 occupants as determined by the Building Code)	
Religious Exempt Uses other than Houses of Worship (1/4 occupants) as	
Educational Exempt Uses (1/200 GFA)	
All Other Uses (determined by the Planning Board)	

## **BUSINESS AND COMMERCIAL PARKING REQUIREMENTS**

(See 760.7 and Section 750.8 and Form B regarding parking placement, access and screening)

### Buffer Area.

Does the parking lot contain a buffer area at least 6 feet deep between the street line and the balance of the lot:

**Yes, a buffer has been provided see attached plans.**

Is the buffer area separated from the street and the balance of the lot by a curb, seeded and landscaped except along a driveway, walkways and bicycle parking areas (Not applicable in the VCN Districts):

**Yes, see attached plans.**

Vehicle Access. Except as required under Section 610.2.C, are driveway entries at least 20 feet wide:

**Yes, see attached plans.**

Number of Driveways.

Does the site plan meet the requirement of only 1 driveway per 200 feet of frontage:

**Yes, only one driveway is proposed.**

If the site plan includes 2 or more driveways on the lot, are they located at least 120 apart, center to center:

**Not applicable.**

Pedestrian Access. Are safe and continuous pedestrian access provided to and within a parking area, preferably in connection with interior landscaping, and connecting to current or anticipated adjacent pedestrian facilities and to adjoining transit facilities: **See attached plans.**

Bicycle Parking. If the site plan includes 5 or more automobile parking spaces, are bicycle parking spaces at a rate of 10% of auto spaces (rounded to nearest whole number also being provided in a convenient location and providing weather protection when practical. (The number and location of bicycle parking spaces is at the discretion of the Planning Board): **Yes, Bicycle racks are provided. See attached plans.**

### **BUSINESS AND MIXED USE DISTRICT PARKING WAIVERS**

Under Section 760.8, the Planning Board may waive parking requirements in the VCN, GB, and HB Districts if the applicant can demonstrate that sufficient off-street and on-street parking (public or private) exists that may adequately fulfill, in part or in whole, the parking needs of the applicant, or that special circumstances exist, such as the shared use of a parking lot by activities having different peak demand times as determined by the standards below.

Minimum and Maximum Parking Requirements.

If the site development is within the VCN, GB, and HBD, does the total number of off-street parking spaces exceed the required number of spaces in Section 760.6 - Table 1 (requires a Special Permit from the Planning Board): **Not applicable, the requirement for number of parking spaces is met.**

If the site development is within the VCN, GB, and HBD, does the total number of off-street parking spaces meet the minimum/maximum required number of spaces in Section 760.8.B below:

<b>Use and Required Parking Spaces</b>	<b>Proposed Use and Parking Spaces on Site Plan</b>
Retail Business, Commercial or Personal Service Establishment (1/400 GFA)	
General Office or Retail in Mixed Use Buildings (1/500 GFA)	<b><u>Retail &amp; food service 28 Parking spaces provided</u></b>
Medical or Dental Office or Clinic (5 spaces/doctor or dentist)	
Restaurant or Place of Assembly (1/2 seats)	
S.F. Attached Unit or Cottage Unit (1.5/DU with 2 bedrooms or less; and 2/DU with 3 bedrooms or more located within 300 feet of the Dwelling Unit)	
1-bedroom unit in Mixed-Use Building (1 space/DU)	
2-bedroom unit in Mixed Use Building (1.5 spaces/DU)	
3 or more bedroom unit in Mixed Use Building (2 spaces/DU)	
Outdoor Seating Cafes and Accessory Buildings (exempt from	

off-street parking requirements)	
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Parking Reduction Methods. Is the applicant seeking a Special Permit from the Planning Board further reduce the amount of off-street parking under any of the following conditions (See Section 760.8.B):

**No, special permit is proposed.**

<b>Parking Reduction Method</b>	<b>Proposed Parking Reduction Methods on Site Plan</b>
On-Street Parking Off-Set	<b><u>Not applicable.</u></b>
Shared Parking and Mixed Use	<b><u>Not applicable.</u></b>
Car-Sharing Program	<b><u>Not applicable.</u></b>
Off-Site Parking	<b><u>Not applicable.</u></b>

### **SPECIAL PARKING TYPES AND STANDARDS**

Is the applicant seeking a Special Permit from the Planning Board to provide special types of off-street parking as allowed for below (See Section 760.8.D and E):

**No, special permit is proposed.**

<b>Special Parking Types</b>	<b>Proposed Types of Special Parking on Site Plan</b>
Stacked and Valet Parking	<b><u>Not applicable.</u></b>
Tandem Parking	<b><u>Not applicable.</u></b>
Street Side Parking	<b><u>Not applicable.</u></b>
Teaser Parking	<b><u>Not applicable.</u></b>
Structured Parking	<b><u>Not applicable.</u></b>

### **OTHER COMMENTS AND NOTES:**