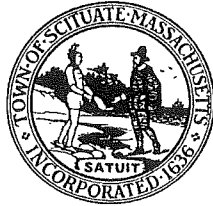


# TOWN OF SCITUATE

OFFICE OF  
BUILDING COMMISSIONER  
ZONING ENFORCEMENT OFFICER



600 Chief Justice Cushing Hwy.  
Scituate, Massachusetts 02066  
Telephone (781)545-8717

June 29, 2020

Sullivan & Comerford, P.C.  
Attorneys at Law  
80 Washington Street  
Building B, Suite No. 7  
Norwell, MA 02061

Attn. Attorney Walter B. Sullivan

Re. 48 – 52 New Driftway, Scituate, MA


Dear Attorney Sullivan;

In response to your letter of June 18, 2020, I understand it is the intention of your client to develop the above captioned property generally according to the "gas-backwards" model described by Zoning Bylaw Section 580.3.B. Table 1, and further described by Section 750 as applicable. The development is to include 4 gas pumps with 8 fueling positions, and a 4000 square foot convenience store as specified in Table 1. Your proposal also includes an additional 1500 square foot retail space, an enhancement not specified by Table 1, therefore the provisions of Section 580.3.D.2. are applicable. As the Zoning Enforcement Officer I declare this proposal to represent an Alternative Building Type as defined by this Section, therefore "the building is subject to Special Permit review and approval by the Planning Board or Board of Appeals."

In conjunction with Planning Board Special Permit approval, including provision of required parking, a traffic study leading to an acceptable solution to on- and off-site vehicle circulation, barrier-free access, adherence to the requirements of signage and other applicable bylaws and regulations, and the pertinent provisions of 780 CMR, the Massachusetts State Building Code, I would have no problem in granting a building permit for the described development.

Please contact me if there are further questions or additional clarification is necessary.

Sincerely,

  
Robert B. Vogel – MCBO  
Building Commissioner/ZEO

CC. Karen Joseph, Town Planner