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May 10, 2017

-VIA HAND DELIVERY-

Kathleen A. Curran, Town Clerk
600 Chief Justice Cushing Highway
Scituate, Massachusetts 02066

RE: Residential Cluster District Planning Board Submission

Dear Ms. Curran:

This office represents Toll MA Land III Limited Partnership, c/o Toll Bros, Inc. (hereinafter, collectively, the "**Applicant**") with respect to matters involving a Residential Cluster District Special Permit application to the Planning Board for the proposed project known as *Seaside at Scituate*, consisting of 142 Active Adult Residential Community units and 10-single family dwellings (hereinafter, collectively, the "**Project**"), on approximately 70.04 acres of land off Hatherly Road and Tilden Road, which land is more particularly set forth in Certificate of Title No. 80702 (hereinafter, collectively, the "**Property**"). The Property is owned by Benjamin Goulston, Trustee of Suburban Realty Trust, under Declaration of Trust dated December 4, 1986, filed and registered as document number 264801, as evidenced in said Certificate of Title No. 80702 (hereinafter, "**Goulston**").

Zoning Bylaw Section 510.5(C)(1) concerning the Residential Cluster District requires that the Applicant submit a special permit application "to the Town Clerk", along with an original definitive plan and ten copies thereof, plus a fee and the cost of advertisement for notification to all "parties of interest" as defined by G.L. Ch. 40A, Section 11. Additionally, Section 510.5(C)(2)(b) requires that the application be accompanied by various required studies as more specifically set forth therein. We have conferred with the Town Planner who has confirmed that the Planning Board does not have a formal application form for this type of submission, and that the formal application is to be submitted as a cover letter enclosing the required materials and filing fees. Additionally, despite the language of the Bylaw, the Applicant has been requested to provide a total of twenty plan sets and 16 copies of each of the studies (except the Stormwater Report which will be four complete copies and then twelve

copies of the report less the voluminous calculations). The Town Planner has also requested that the materials be provided digitally.

Accordingly, on behalf of the Applicant, we are submitting herewith the following plans, materials, and check, which shall collectively be the Applicant's formal special permit filing with the Planning Board under Zoning Bylaw Section 510:

1. Certificate of Title No. 80702 from the Land Court;
2. Record Plans filed with the Land Court as follows: Plan Nos. 8507-B, 8507-D, 8507-F, 8507-G, 8507-O, and 4226-D;
3. Land Court Orders referenced in the said Certificate of Title, and filed as Document Nos. 508350 and 735691;
4. Parcel Data Chart indicating tax assessor's parcels which comprise the Property;
5. Certified Abutter's List from Stephen Jarzembowski, Scituate Director of Assessing;
6. One original and nineteen copies of plan entitled "SEASIDE AT SCITUATE SITE DEVELOPMENT PLAN FOR SENIOR RESIDENTIAL COMMUNITY TOWN OF SCITUATE, PLYMOUTH COUNTY, MASSACHUSETTS" dated March 24, 2017, consisting of 37 Sheets, prepared ESE Consultants, Inc.;
7. Twenty copies of plan entitled "Landscape Plan" dated April 20, 2017, prepared by ESE Consultants, Inc.
8. Four complete original sets and twelve copies of sections 1-4 of the Stormwater Report entitled "Seaside at Scituate Residential Development, Hatherly Road and Tilden Road, Scituate, MA", dated March 24, 2017, prepared by Stantec Consulting Services;
9. Sixteen sets of the Traffic Impact Study entitled "Senior Residential Community Development and 10 Single-Family Dwellings Tilden Road and Hatherly Road Scituate, MA", dated March, 2017, prepared by McMahan Associates, Inc.;
10. Sixteen sets of the Fiscal Impact Analysis Report entitled "Age Restricted Townhouse Community and 10 Single Homes in the Town of Scituate, Plymouth County, Massachusetts" dated February 27, 2017, prepared by Hannah Mazzaccaro, AICP;
11. Sixteen sets of the Engineering Report entitled "Seaside at Scituate Residential Development Located off Hatherly Road and Tilden Road Scituate, MA", dated May 5, 2017, prepared by Stantec Consulting Services, Inc., which contains analyses of (i) traffic impacts on roadway capacity, safety and level of service, (ii) impacts on transportation facilities, shopping and local businesses, (iii) impacts on the public school system, (iv) effect on town services including wastewater, water, gas, electric, and other public services;
12. Thumbnail drive containing the above referenced plans and reports; and

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13. Check in the amount of \$2,600.00 to the Town of Scituate which comprises the special permit fee plus the cost of required abutter notifications.

Additionally, we confirmed with the Scituate Tax Collector that all taxes concerning the Property are current and fully paid to date. Please feel free to contact me with any questions.

Very truly yours,



Jeffrey A. De Lisi

cc (without enclosures): Toll Bros., Inc.
William H. Ohrenberger, III, Esq.
ESE Consultants, Inc.
Stantec Consulting Services, Inc.
LEC Environmental Consultants, Inc.
McMahon Associates, Inc.