



Application Date: Aug 2023

**Town of Scituate Planning Board**

**ATTACHMENT A - DESIGN REVIEW FOR BUSINESS, COMMERCIAL, MIXED USE  
AND MULTI-FAMILY DEVELOPMENT (SECTION 750)**

August 2019

**GENERAL DESIGN GUIDELINES AND STANDARDS**

Type and Number of Buildings (See Section 750.1):

Type of Building	Number of Buildings
Single Family Attached Dwelling (Townhouse or Rowhouse)	
Multi-Family Building	
Live/Work Building	
Mixed Use Building	
General Commercial Building	Water treatment plant (1)
Gas Backwards Building	

Scale, Placement, and Orientation of the Building(s) (See Section 750.5.A and B):

Generally Described: The plans are 20 scale. The building is located 120' +/- from the front property line, 127'+/- from the rear property line, and 313' +/- from the side property line.  
The building is generally situated in a north to south direction.

Dimensional Requirements (See Section 750.6):

Design Standards	Building 1	Building 2	Building 3
Lot Size (S.F.)	678,402		
Street Frontage (Linear Feet)	13,020		
Lot Depth (Feet)	784		
Front Yard Build-To-Zone (Feet)	N/A		
Front Yard Build-To-Zone Occupancy (%)	N/A		
Side Yard (Feet)	313		
Rear Yard (Feet)	127		
Outdoor Amenity Space Coverage (%)	0.2%		
<b>Design Standards</b>			
Building Height (Stories/Feet)	Ave=34'-6" Max=36'-2"		
Roof Type and Pitch	Asphalt Shingles/ Pitch Varies		
Street Facing Wall Width (Feet)	327		
Street Facing Entrance (Y/N)	Y		
Building Footprint (S.F.)	35,000 +/-		
<b>Additional Standards</b>			
See Sec. 760.6, Table 1	N/A		

Corner Lot Clearance: If the building is on a corner lot does it meet the minimum setback and orientation requirements of Section 750.5.B.6? Building is not located on a corner lot.

Building Stepback and Street Enclosure: If the building is taller than 25 feet is it setback or stepback from the street right-of-way in accordance with Section 750.5.D., Figure 6? Building meets the required setbacks and height requirements.

Building Proportions and Façade Composition: Does the building(s) meet the general requirements of Section 750.5.E.1-6 for vertical and horizontal façade articulation? Yes.

Façade Transparency: Does the building(s) meet the general requirements of Section 750.5.E.7 for ground floor and upper floor façade transparency? Yes.

Roof Shape and Pitch: Does the building(s) meet the general requirements of Section 750.5.F for roof shape and pitch? Yes.

Exterior Treatments: Are the exterior treatments and materials of the building(s) consistent with the general guidelines under Section 750.5.G? Yes.

Penthouse: Does the building(s) include a penthouse dwelling unit that complies with the requirements of Section 750.6.B? No.

### **BUILDING FRONTAGE ZONES**

(See Section 750.7 and Section 753 – Public Realm Standards)

Frontage Zone Activation: Does that applicant intend to activate the Building Frontage Zone?

Private Frontage Zone: \_\_\_\_\_ Public Frontage Zone: \_\_\_\_\_

**Not Applicable for the R-1 zoning district.**

Building Activation Encroachments: Does the intended activation encroachment onto a public or private frontage zone meet the requirements of Section 750.7.B, Table 1 and Figure 12? **Not Applicable.**

Type of Activation	Y/N	Description
Sidewalk Dining Terrace		
Storefront Display		
Sandwich Board Sign		
Projecting Signs and Banner		
Awning		
Balcony		
Bay Window		
Arcade		

## DEVELOPMENT SITE STANDARDS

(See Section 750.8)

Development Site Frontage: Does the development site have a least 50 feet of frontage on a public or private street which provides access to internal roads that serve the development (See Section 750.8.A)? Yes.

Block Design Standards: If the development site creates blocks served public or private streets does it meet the design standards for maximum block length, maximum block perimeter, access and utilities (See Section 750.8.B)? The project does not create any blocks.

Site Landscaping: Does the development site meet the requirements for landscaping under Section 770 and Section 750.8.C? Yes.

Parking Placement, Access, and Screening: Does the development site meet the parking requirements under Sections 750.8.D:

Is parking places outside BTZ and at least 5 feet behind the buildings front elevation? Yes.

Is the applicant seeking a Special Permit from the Planning Board to waive the requirement above? No.

Is there a sufficient Street Screen between the parking lot and street or sidewalk? Yes.

Is there only one driveway curb cut on the development site There are two (2) curb cuts for safety and security purposes.

Is there a shared driveway or internal connections to adjacent parking lots (encouraged): No.

Also see Section 760, 770.6.I and fill out Attachment C. Acknowledged

Utilities: Does the development site meet the requirements for underground utilities and placement and screening of trash and service areas under Section 750.8.E. Yes.

## Additional Application Forms

**Sustainable Development**: If your development is in a Water Resources Protection Overlay District, Floodplain & Watershed Protection Overlay District, or Village Center & Neighborhood districts see Section 751 – Low Impact Design Standards and complete Attachment B.

**Parking**: If your application includes the parking for commercial, mixed use or multi-family buildings see Section 760 Parking Requirements and complete Attachment F.

**Outdoor Amenity Space**: If your application includes the development of business, commercial, mixed use, or multi-family buildings, or a cottage court see Section 752 – Open Space Standards and complete Attachment C.

**Public Streets and Sidewalks**: If your application includes the construction of new public streets or sidewalks, or the improvement to existing public streets and sidewalks see Section 753 – Public Realm Standards and complete Attachment D.

**Affordable Housing**: If your application includes the production of new affordable housing units see Section 754 – Fair Housing and Affordability Standards and complete Attachment E.



**SECTION 750 TABLE 1.A - C: DESIGN STANDARDS BY BUILDING TYPE**

		<b>ATTACHED SINGLE FAMILY DWELLING (SFA)</b>	<b>MULTI-FAMILY BUILDING (MFB)</b>	<b>LIVE-WORK BUILDING (LW)</b>	<b>MIXED USE BUILDING (MUB)</b>	<b>GENERAL COMMERCIAL BUILDING (GC)</b>	<b>GAS BACKWARDS (GB)</b>
<b>1.1 ILLUSTRATIVE DIAGRAM</b>							
<b>1.2 DEFINITION</b>		An attached single family residential building with narrow massing and may be located on individual or common lots. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.	A residential building with three (3) or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units may be ownership, rental, and share-based. MF Buildings are not intended for non-residential uses.	A small residential building with one (1) dwelling unit and one (1) ground floor commercial unit. Live/Work units are occupied by the owner of the building and the commercial operation.	A variable size building that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at a scale that is compatible and complimentary to its given district.	A variable size building that typically accommodates a variety of ground floor commercial uses and upper office uses at the scale that is compatible and compliments to its given district. GC Buildings are not intended for residential uses.	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind. This reverse layout highlights the building, shields the utilitarian pump/canopy and pulls the curb-cuts away from the intersection, creating easier access.
<b>2. LOT STANDARDS</b>							
2.1	Lot Size (S.F.) (Min.)	1,200 SF (if on separate lot)	Not Required	Not Required	Not Required	Not Required	Not Required
2.2	Street Frontage (Min./Max.)	18 Ft. / 24 Ft.	80 Min.	40 Min.	50 Min.	50 Ft.	100 Ft..
2.3	Lot Depth (Min./Max.)	50 Ft	Not Required	NR	NR	NR	100 Ft..
2.4	Front Yard Build-To-Zone (Min./Max.)	5 Ft. / 15 Ft.	10 Ft. / 30 Ft.	0 Ft./15 Ft.	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.	5 ft. / 20 ft. (Primary and Secondary Streets)
2.5	Side Yard (Min.)	0 Ft	15 Ft	0 Ft	10 Ft (0 Ft if Common Wall)	10 Ft (0 Ft if Common Wall)	20 Ft.
2.6	Rear Yard (Min.)	15 Ft	20 Ft	20 Ft	20 Ft	15 Ft	20 Ft.
2.7	Outdoor Amenity Space Coverage (Min.)	20%	20%	15%	20%	10%	10%
<b>3. DESIGN STANDARDS</b>							
3.1	Building Height (Max.)	2.5 Stories / 30 Ft.	4 Stories / 40 Ft.	2.5 Stories/30 Ft	4 Stories /40 Ft	3 Stories/40 Ft	1.5 Stories/24 Ft.
3.2	Street Facing Wall Width (Min.)	18 Ft.	60 Ft.	80 Ft.	60 Ft.	60 Ft.	40 Ft.
3.3	Street Facing Wall Width (Max.)	18 Ft. / 24 Ft.	100 Ft	100 Ft	150 Ft	100 Ft	80 Ft.
3.4	Street Facing Entrance	Required	Required	Required	Required	Required	Required
3.5	Maximum Building Footprint (SF)	Not Applicable	Not Applicable	Not Applicable	20,000 SF	20,000 SF	4,000 SF

4. ADDITIONAL STANDARDS							
4.1		Off-street parking is not allowed between the buildings			One-Story buildings must have a minimum street facing façade height of 18 feet.	One-Story buildings must have a minimum street facing façade height of 18 feet.	Gas station canopies should be designed as an integral part of the station architecture whenever possible.
4.2		A maximum of eight (8) units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or outdoor amenity space.			Side Setback is not required when there is a common wall; A minimum 10 foot side setback is required when there is no common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Side Setback is not required when there is a common wall; a minimum 10-foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Secondary entrance required to the rear for access to gas pumps.



Application Date: Aug 2023

**Town of Scituate Planning Board**

**ATTACHMENT B – SITE PLAN APPROVAL APPLICATION  
SECTION 751 – LOW IMPACT DEVELOPMENT STANDARDS  
September 2019**

**1. Applicant Information**

Applicant Name: Town of Scituate

Proposed Site Plan Address and Parcel Number: 453 Chief Justice Cushing Highway, 47-2-26

**2. Applied Low Impact Development Techniques**

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, please see stormwater management report for more information.

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): \_\_\_\_\_

Yes, please see stormwater management report for more information.

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

Proposed Stormwater Best Practices	Description
Minimization of Impervious Surface	Yes. Imp surfaces were minimized to maximum extent practical.
District Stormwater System	N/A
Light Imprint Site Layout	Yes.
Filter Strips and Bioretention	Yes.

Vegetated Swales (Bioswales).	No.
Bioretention Cells (Rain Gardens)	Yes.
Pervious Pavement	No.
Subsurface Retention Facilities (Stormwater Vaults)	No.
Green Streets and Stormwater Planters	No.
Downspout Redirection	Yes.
Rain Barrels/Cisterns	No.
Green Walls and Roofs	No.

**SUSTAINABLE LANDSCAPING, PARKING, AND OPEN SPACE**

(See Section 751.3)

Has a Landscape Plan been submitted or waived by the Planning Board? Included in submission package

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

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?: Yes. Within the limit of work.

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

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): No.

Is Local Food Production techniques such as Community Gardens or Edible Landscapes included on the Site Development? (Section 751.3.G): No.

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): Yes.

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): No.



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.

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

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:**





Application Date: August 2023

**Town of Scituate Planning Board**

**ATTACHMENT C - SITE PLAN APPROVAL APPLICATION**

**SECTION 752 – OPEN SPACE DESIGN STANDARDS**

**September 2019**

**1. Applicant Information**

Applicant Name: Town of Scituate

Proposed Site Plan Address and Parcel Number: 453 Chief Justice Cushing Highway, 47-2-26

**2. Open Space Requirements and Design Standards**

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

**This project is not being proposed in the VCN, GB or HB districts. The following requirements are not applicable.**

**GENERAL REQUIREMENTS**

**Outdoor Amenity Space Types.**

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

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. \_\_\_\_\_.

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? \_\_\_\_\_.

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? \_\_\_\_\_.

**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? \_\_\_\_\_

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**DESIGN STANDARDS**

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

<b>Outdoor Amenity Space Type</b>	<b>Description of Size and Design</b>
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)	
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? \_\_\_\_\_

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**OTHER COMMENTS AND NOTES:**



Application Date: Aug 2023

**Town of Scituate Planning Board**

**ATTACHMENT F - SITE PLAN APPROVAL APPLICATION**

**PARKING STANDARDS – SECTION 760**

**September 2019**

**1. Applicant Information**

Applicant Name: Town of Scituate

Proposed Site Plan Address and Parcel Number: 453 Chief Justice Cushing Highway, 47-2-26

**2. Parking Requirements**

**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.

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.

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.

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

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): Parking is less than 25 spaces.

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): Yes.

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.

(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)	
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)	Water Treatment Facility. 18 Parking Spaces & 1 accessible parking space.

## 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.

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): \_\_\_\_\_

There is a no-disturb area between the parking and Chief Justice Cushing Highway. There is discontinuous granite curb on CJCH in this location.

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

The northern driveway is 24' wide, the southern driveway is 16' wide. The southern driveway is exit only and will only be utilized by authorized users.

Number of Driveways.

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

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

Yes.

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: Within the site yes. Currently there are no pedestrian facilities on CJCH in this location.

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. Two (2) bicycle parking spaces are provided.

**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): The site is not within the VCN, BB, or HBD.

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: **Not Applicable. Site is within R-1.**

<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)	
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.**

<b>Parking Reduction Method</b>	<b>Proposed Parking Reduction Methods on Site Plan</b>
On-Street Parking Off-Set	
Shared Parking and Mixed Use	
Car-Sharing Program	
Off-Site Parking	

**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.**

<b>Special Parking Types</b>	<b>Proposed Types of Special Parking on Site Plan</b>
Stacked and Valet Parking	
Tandem Parking	
Street Side Parking	
Teaser Parking	
Structured Parking	

**OTHER COMMENTS AND NOTES:**