

March 7, 2024

Scituate Planning Board
600 Chief Justice Cushing Highway
Scituate, MA 02066

RE: Application for Approval of Site Plan Review
817 Country Way, Assessors Map 12 Lot 2-38-F
Applicant – Option C Properties, LLC

Dear Board Members:

On behalf of the applicant, we hereby submit this updated Application for Approval of a Major Site Plan Review (ZBL 770.3) for the above referenced address. Plans and applications have been updated in response to numerous reviews. The application is no longer seeking a Special Permit to allow a higher density of dwelling units.

On behalf of the applicant, we hereby submit the following:

1. 1 Copies of the revised Site Plan Review Application

The following applications and narratives describe the development and the permitting compliance of the proposed development

The applicant looks forward to working with the Planning Board to make the proposed project an attractive asset to the Town and the North Scituate neighborhood.

If you have any questions, please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



Kevin Grady, P.E.,
Principal

Cc: Option C Properties, LLC
Chris Bruce, Manager
P.O. Box 263, Weymouth MA 02190
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The property is located at 817 Country Way, Assessor’s Parcel 12-2-38-F, and is located within the Village Center & Neighborhood District (VCN), and the North Scituate Village (NSV) Outer Village (NSV-OV) District. The lot size is 101,125 square feet with 245.47 feet of frontage on Country Way. Currently, the site consists of an 8-unit apartment building, a single-family home (recently razed), and a landscaping business with a second-floor apartment.

The applicant is requesting an approval of a new Site Plan and a Special Permit. The project proposes retaining the existing front building, Building 1, with the 8-units and two new buildings. Building 2 proposes 10 units with 20 bedrooms. Building 3 proposes 16 units with 35 bedrooms. Building 4 proposes 16 units with 24 bedrooms. In total, the project proposes 34 units and 71 bedrooms. Based on the number of units, the proposed use is allowed by Right under Section 580.4.A of the Scituate Zoning Bylaw. The project proposes 5 of the units be restricted as affordable in conformance with Section 754 of the Bylaw, Fair Housing and Affordability Standards. The location of the units are designated at this time.

A Special Permit is no longer being sought and no public realm improvements are required.

The Planning Board is established as a Special Permit Granting Authority under the provisions of Massachusetts General Laws, Chapter 40A, Section 1A, In exercising the powers as Special Permit Granting Authority, in addition to applying the safeguards and standards provided for in this bylaw for specific special permit uses, the Planning Board may impose such conditions, safeguards and limitations, both of time and use, as it may deem reasonably appropriate to protect the neighborhood or otherwise serve the purpose of the bylaw. A special Permit is required per section 58.44of the Bylaw for additional dwelling units.

The building, unit and bedroom distribution are as follows:

BUILDINGS		UNITS	BEDROOMS	1BR	2BR	3BR
BUILDING 1	(EXISTING)	8 UNITS	16 BR		8-2BR	
BUILDING 2		10 UNITS	20 BR	2-1BR,	6-2BR	2-3BR
BUILDING 3		16 UNITS	35 BR	1-1BR,	11-2BR	-3BR
		34 UNITS	71 BR	3	25	6

Parking for the development has been designed in accordance with Section 760.8(B) of the Bylaw. The following is proposed:

1-, 2- & 3-BEDROOM UNITS IN MIXED USE OR MULTI-FAMILY BUILDING (TABLE 2 PG 173)

3-1 BR UNITS x 1.0 SPACES/UNIT	= 3 OFF-STREET SPACES REQUIRED
25-2 BR UNITS X 1.5 SPACES/UNIT	= 38 OFF-STREET SPACES REQUIRED
6-3 BR UNITS x 2 SPACES/UNIT	= 12 OFF-STREET SPACES REQUIRED
34 UNITS TOTAL	= 53 SPACES REQUIRED
	= 58 PROPOSED

The project as proposed meets the requirements of Section 750, Design Review for Business, Commercial, Mixed Use, and Multi-Family Development. The architectural plans have been submitted along with the Site Plan. Axiom Architects has prepared an Architectural Design Narrative detailing conformance with Section 750 that is included in this application package. Conformance with the zoning bylaw is also outlined on Sheet 3 of the Site Plan.

The proposed Site Development meets the Site Plan Standard of Review in Section 770 as follows:

In reviewing a site plan application under this section, the Planning Board shall assure, to a degree consistent with a reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located, all of the following:

- A. Protection of adjoining premises against detrimental and offensive methods of utilizing the site.*

The site is a previously developed mixed-use property, including 21 residential bedrooms and an active landscaping business.

The Northern boundary line is bordered by the Scituate/Cohasset Town Line. The Northerly abutting parcels contain two single- family dwellings (431 and 429 South Main Street, Cohasset). The area between the proposed and existing buildings contains a stone wall, a 12 foot landscape area on the abutting lot, a driveway, and a lawn. The applicant proposes a 6 foot privacy fence, set back 6 feet from the lot line. The combination of the 12 foot area on the abutting lot, and a fence setback of 6 feet on the locus property results in an 18+/- foot area for setback and privacy.

The rear lot line (to the West) is bounded by MBTA land. This area also contains an isolated vegetated wetland which will provide significant screening between the development and the rail line.

The Southern lot line is bounded by the Scituate Housing Authority (791 Country Way). The closest building on that parcel is approximately 100 feet from the lot line. The area between the lot line and the building is primarily woodland. The applicant proposes a 4-5 foot retaining wall with a 6 foot privacy fence, set back 6 feet from the lot line.

The Southeastern lot line is bounded by a commercial development property (809 Country Way) which is almost completely covered with a parking lot and buildings. The rear of the buildings will be screened from the proposed development by a retaining wall and privacy fence. The area

along the entrance drive will maintain the existing driveways and fencing. The landscape plan proposes shade trees and parking lot evergreen screening.

The front of the property is bordered by Country Way. The front yard is to be modified to include a subsurface stormwater system. The Landscape Plan proposes a new stone wall (on private property), a row of shade trees, new foundation plantings, and a new walkway.

A Lighting Plan has been prepared to include lighting for parking areas. The mounting height of the parking lot lights is 16 feet. The Plan also proposes decorative bollard lights along the walkways. The Lighting Plan details zero spillover at all lot lines. All lighting is downcast and is LED night sky compliant.

The applicant has prepared an application for approval of a stormwater permit in accordance with SGBL Section 32050. Details of the stormwater system are included within the Site Plan and the Stormwater Management Design Calculations Report prepared by Grady Consulting, LLC dated January 16, 2023, latest revision March 4, 2024. The proposed system conforms to the State and Town Stormwater regulations. The stormwater system is routed through deep sump hooded catch basins to subsurface infiltration systems. Stormwater receives a minimum 80% TSS removal prior to discharge and reduction in peak rate runoff from the property to adjoining properties.

The site incorporates an on-site sewage disposal system. The system has been designed in conformance with 310 CMR 15.00 and local Board of Health regulations.

Two dumpster locations are proposed. It is located away from all abutting buildings and is proposed to be within an enclosure that provides screening from view. The dumpster is easily accessed by front end loading trash trucks. There is adequate space in the vicinity of the dumpster for residents to park and turn around if they choose to drive to the dumpster.

The adjoining premises are protected from detrimental and/or offensive impacts from the development. The site has been designed (with respect to landscape, lighting, stormwater, septic and trash) to mitigate impacts to the abutting properties.

B. Traffic safety and ease of access at street and highway entrances and exits of driveways, taking account of traffic volume, grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections and times of peak traffic flow.

A Traffic Impact Assessment is being prepared by Vanasse and Associates details conformance with this section.

C. Safety and adequacy of driveway layout, pedestrian safety, off-street parking and loading

sites, minimizing glare from headlights and light intrusion, sufficiency of access for service vehicles such as electricity, gas, fuel, telephone, laundry, rubbish removal, water, sewer, fire, police, ambulance or other routine or emergency vehicles.

The main driveway is proposed to be 24 feet wide; the south side parking area proposes a 24 foot wide aisle. The Plan details accessibility for emergency vehicle access. Loading vehicles can access all buildings along the 24 foot wide main driveway. The driveway as proposed is safe and adequate.

The proposed project includes a mix of 4 & 5 foot pedestrian walkway which provides access to all building doors and parking spaces.

The site proposes 58 parking spaces which exceeds the required number of spaces. The spaces are 9 feet by 18 feet. Handicap accessible spaces have been provided in accordance with the Architectural Access Board requirements. There is adequate space to turn at the intersection of the South parking lot or in the vicinity of the intersection at the dumpster.

Headlight glare from all outward facing parking spaces is mitigated by a perimeter privacy fence.

Service vehicles can access all buildings along the 24 foot wide main driveway. There is adequate space to turn at the intersection of the south parking lot or in the vicinity of the intersection at the dumpster. A swept vehicle path is shown on the Site Plans (Sheet 11) that details adequate turning for a 41.67 foot long ladder truck.

D. Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted on the site, safety and adequacy of water supply and distribution, and of fire fighting facilities on the site.

A swept vehicle path is shown on the Site Plans that details adequate turning for a 41.67 foot long ladder truck. Vehicles can access all buildings along the 24 foot wide main driveway. The Site Plan proposes an 8 inch water main. The water main provides adequate water for fire suppression sprinklers and potable water service in each building. Sewage from the development will be treated with an on site sewage system designed in compliance with Title 5. The project proposes an on-site dumpster enclosures. The enclosures are 20 feet long by 12 feet deep. Two dumpsters are proposed within the enclosure.

E. Adequacy of surface and storm-water drainage and snow-melt runoff within and from the site, including but not limited to all walkways, driveways, buildings, parking and loading areas. If the subject site is located within the Water Resources Protection District, the Planning Board shall review the adequacy of measures proposed to maximize the recharge and surface infiltration of surface runoff from impervious surfaces and the diversion of such runoff towards vegetated areas; and

The development includes a comprehensive Stormwater Plan that conforms to the State and Town

Stormwater regulations. The stormwater system is routed through deep sump hooded catch basins to subsurface infiltration systems. Stormwater receives a minimum 80% TSS removal prior to discharge and reduction in peak rate runoff from the property to adjoining properties. Snow storage can be accomplished along the edges of all walkways as there is open space adjacent to the walkways. Small snow falls can be plowed to the edges of the roadway. The melting snow will be routed to catch basins. If there is significant snow fall and storage becomes an issue, then the owner will be responsible to remove the snow from the property and dispose of it in accordance with state and local regulations. A snow storage area is proposed within the South parking lot.

F. If the subject site is located within the Water Resources Protection District, the adequacy of provisions made to protect against toxic or hazardous materials or oil discharge or loss resulting from corrosion, accidental damage, spillage or vandalism through measures such as: spill control provisions in the vicinity of chemical or fuel delivery points, secured storage areas for toxic or hazardous materials or oil, and indoor storage provisions for corrodible or dissolvable materials.

The site is not located within the Water Resources Protection District.

G. Minimizing the volume of cut and fill, the number of trees of 6" caliper or greater removed, the length of stone walls removed, soil erosion, and destruction of other natural features.

The site is proposed to be filled in the area of the proposed septic leaching area and in the area of subsurface infiltration basins. It is necessary to fill these areas to provide the required separation from groundwater. The site is previously developed and does not contain many significant trees. There are two hemlock trees in the center of the property that cannot be retained due to their central location and proximity to parking and buildings. The project proposes to maintain the mature trees and screening on the front northerly corner. Trees along the perimeter will be maintained to the extent possible. The project proposes to retain the woods in the rear of the property (approximately 50 ft). The site is surrounded by stone walls (except along the frontage). All the stone walls are proposed to be retained. A 2 foot stone wall is proposed at the front of the property (on private property).

H. Minimize obstruction of scenic views from publicly accessible locations.

There are no scenic views through this property from publicly accessible locations.

Parking areas shall be adequately buffered and shaded using native vegetation. Parking lots with ten or more spaces shall be planted with at least one shade tree per ten spaces, of a caliper of at least 2 ½ inches dbh, with each tree providing shade to the parking area. Parking areas and visually degrading elements such as dumpsters and loading docks shall be designed to minimize visual intrusion from public ways and residentially owned or zoned areas. In addition, suitable screening of such areas by wood fences and dense, native evergreen hedges of five feet or more at time of planting shall be utilized. The use of chain link fences shall be avoided except in industrial areas. Outdoor lighting, including lighting on the exterior of a building or lighting in parking areas, shall be arranged to minimize glare and light spillover to neighboring properties. No outdoor light shall be located more than twenty feet above the ground.

Parking areas are proposed to be buffered and shaded in conformance with this requirement. A Landscape Plan has been prepared by a registered Landscape Architect. Dumpsters are located toward the rear of the property out of view from adjacent roadways and abutting properties. The dumpster area proposes a cedar fenced enclosure. The outdoor lighting has been designed to minimize glare to abutting properties. The Lighting Plan proposes 0 foot candles at the lot lines.

- 1. Safe, functional, and convenient pedestrian, bicycle, and where practical transit access, and continuity of the pedestrian and bicycle network within the property and to nearby pedestrian and bicycle facilities and trip generators.*

The project proposes 3 bike rack locations with access to public roadways. A network of walkways is proposed throughout the property that allows for access to the public roadway.

The applicant is not requesting a Special Permit in accordance with Section 580.4.C of the Bylaw. The Planning Board may, by Special Permit, allow higher density up to the maximum established on Table 2 above if certain Public Realm Improvements are made by the applicant which provide benefits to residents and businesses in the Development Project, as well as to the VCN District and surrounding area.

- 2. Eligible Public Benefit Improvements: These improvements shall include on-site or off-site infrastructure improvements, streetscape improvements, open space or other amenities not otherwise required in Section 752 or by any town board or agency, serving a public purpose, to be constructed in an attractive, context-sensitive, or pedestrian-oriented manner. The applicant is proposing the following:*

Public benefit is not required as a Special Permit is not being sought.

- 3. Approval of Density Bonus Improvements: All public benefit improvements used for the density bonus shall have been recommended in planning documents approved or used by the Town of Scituate Select Board, Department of Public Works, Board of Health, Conservation Commission, Community Preservation Committee, or Planning Board. In order to make this determination, the following are required:*

- a) The applicant shall provide the Planning Board with a written description of the intended improvements, the public benefit provided, significance to the Town, provision for maintenance if required, applicant's cost estimates, and a sketch plan showing the location and type, size and extent of improvements.*

Public benefit is not required as a Special Permit is not being sought.

b) The Planning Board may require a bond to cover the cost of any improvements that will be constructed, or a binding agreement approved by Town Counsel, to remain in place until the improvements are completed to the satisfaction of the Town.

The applicant is amenable to discussing a bond with the Town.

c) A specific time frame for the completion of all required off-site improvements shall be incorporated as a condition of approval of the Planning Board.

Public benefit is not required as a Special Permit is not being sought.

d) The applicant shall provide a list of all permits and approvals required relating to any proposed public benefit(s) with the application. These approvals shall be obtained prior to approval of the development, unless an exception for good cause is explicitly authorized by the Planning Board.

Public benefit is not required as a Special Permit is not being sought.

e) The Planning Board shall be under no obligation to grant such density bonus and may determine, in its sole discretion, whether the offered improvements are sufficient in nature, scope, cost or otherwise, to justify such bonus. The offer and commitment by an applicant to provide all or any number of the above enumerated examples does not, in and of itself, justify or require the Planning Board to grant such density bonus.

Public benefit is not required as a Special Permit is not being sought.



Architectural Design Narrative

To: Karen Joseph, Town Planner, Scituate MA

From: D. Jamie Kelliher, AIA

CC: Grady engineering, William Ohrenberger

Date: 1/25/2023, 3/7/24

Re: **Architectural Design Narrative** for proposed buildings at **817 Country Way, Scituate MA**

Members of the Board:

We are submitting this narrative, at the request of the Town Planner, in order to illustrate to the Board how the proposed building at 817 Country Way complies with the design requirements provided in section 750 of the Zoning Bylaw. In the items below, we have organized all of the design requirements from section 750 that we feel directly relate to the architectural design portion of the required application materials. Axiom Architects will be happy to clarify, expand upon, or add to the items below once the Planning Board has had a chance to review this document.

SECTION 750.5

Concerning Section 750.5 of the Zoning Bylaw, we find that several of the sections pertain to the architectural design of the building. These are best illustrated by the graphic figures shown in that section, and outlined below:

- **FIGURE 6 – BUILDING STEPBACK:** Building setback, setback, and street enclosure requirements do not apply to the new buildings proposed, as they are all set back beyond the applicable distance from the right-of-way line on the property.
 - **FIGURE 7 – VERTICAL AND HORIZONTAL MODULATION:** In the design of the proposed buildings, Axiom has made efforts to provide both vertical and horizontal articulations through the building form, windows, and other architectural features. Lower entry / exit locations have been accented by porch roof and entry roof structures. Building projections with individual roof elements have also been provided add to both the horizontal and vertical organization of the main building elevations, and also add depth and dimension to the buildings.
 - **FIGURE 8 – FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES:** As described in this section of the zoning, “surface relief” shall be provided with varying architectural features in order to provide visual interest. Axiom has made an effort to provide such features (as mentioned above) in the form of awnings, porch style roofs, gable forms, and building projections, in order to provide a building design that is interesting and also attempts to break up the monotony that can sometimes come with a larger building.
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- **FIGURE 9 – FAÇADE TRANSPARENCY:** Façade transparency guidelines are not applicable to the proposed buildings based on the distance from the street.
- **FIGURE 10 – ROOF FORMS AND PITCH REQUIREMENTS** – In order to provide a building design that is consistent with the design aesthetic of the local area, Axiom chose to use pitched roof forms for the majority of the building. Roof styles, mainly gable style, are consistent with those depicted in this section. The proposed roof slopes, also consistent with the design requirements, vary between 10:12, 11:12, and 12:12 for the majority of the building.

SECTION 750.6

Section 750.6 defines the specific dimensional requirements for the proposed building. All of the applicable architectural items are outlined below:

- **TABLE 1.B – MULTI-FAMILY BUILDING DESIGN STANDARDS:**

Building Height Requirement: 40'-0" Maximum,

BLD #2 - 3 Levels

BLD #3 - 4 Levels

Proposed Height (Building 2): 32'- 11"

Proposed Height (Building 3): 36'- 6"

Building Width Requirement: 60'-100'

Proposed Width (Building 2): 72'- 0"

Proposed Width (Building 3): 78'- 0"

Maximum Building Footprint Area: N/A

Proposed Building Footprint Area: N/A



Town of Scituate Planning Board
APPLICATION FOR APPROVAL OF A SITE PLAN REVIEW
IN THE VILLAGE CENTER & NEIGHBORHOOD (VCN) DISTRICT
September, 2019

1. General Information

817 Country Way		
Address of site	2.32 Ac; 2.30 SF (upland)	VCN (NSV-OV)
12-2-38-F		
Map-Block-Lot	Parcel Size (Total Area & Upland Area in acres)	Zoning District(s)

Please complete all of the following:

Existing Use (please check one):

Retail Office Warehouse Other Business Residential Other
Please describe type of business if applicable: Landscape Contractor

Proposed Use (please check one):

Retail Office Warehouse Other Business (please explain)
Please describe type of business: Residential - Multifamily Building

Proposed Construction (please check one): n/a Proposed Multi-family Building

- n/a Change in business or commercial use without use of additional building or ground area.
- n/a Construction, alteration or enlargement of existing structure. Indicate whether new floor space will be added and area in sq. ft.: _____.
- n/a Expansion of ground area occupied by business or commercial use of _____ (name use) of _____ sq. ft.
- n/a Establishment of business in structure not previously used for business or commercial purposes proposed. Area to be occupied: _____

Required information on parking (required spaces must be based on 760.6 Table of Minimum Requirements)

- 22 Number of existing parking spaces
- _____ Number of parking spaces required by structures or uses in existence on 1/1/88
- 58 Number of parking spaces required by additional area or new use.*

2. Applicant Checklist

The following must be included with all applications for Site Plan Administrative Reviews:

- x 1) Eighteen copies of the completed application form and folded site plan. All information required by Scituate Zoning Bylaw Section 770.5 must be shown (see attached.)
- x 2) A check made out to the Town of Scituate for \$750.
- x 3) A certified list of abutters from the Town of Scituate Assessor's Office. **Green cards for certified mailings to abutters must be delivered to the Planning Board office prior to the public hearing.**
- x 4) A copy of the current deed and most recent tax bill showing all taxes due are paid in full.
- n/a 5) A sketch showing dimensions, colors, wording and materials of proposed signs. The location of signs must be included on the site plan.
- x 6) Information sufficient to show that the application meets the standards of review of Scituate Zoning Bylaw Section 770.6 (see attached.)

3. Applicant Information

Option C Properties, LLC – Chris Bruce Manager

Name P.O. Box 263		
Address Weymouth MA 02190		
City 781-953-6501	State	Zip Code chrisatsuccess@aol.com
Telephone (cell phone preferred)		E-mail

4. Owner Information

Same		
Name		
Address		
City	State	Zip Code
Telephone (cell phone preferred)		E-mail com

5. Applicant's Representative Information

Kevin Grady	Grady Consulting, LLC	
Name 71 Evergreen Street, Suite 1	Company	
Address Kingston MA 02364		
City 781-585-2300	State	Zip Code kevin@gradyconsulting.co
Business Phone	Cell phone	E-mail m

6. Signatures

The undersigned, being the applicant for a Site Plan Administrative Review for property with location, proposed use and acreage as described as above, hereby submits the attached plan in accordance with the Scituate Zoning Bylaw Section 730.

Name of Applicant or Authorized Representative

Signature of Applicant or Authorized Representative

Name(s) of Owner(s) if different from applicant

Signature of Owner if different from applicant

The owner of the property must sign this form, or provide a deed, signed lease or Purchase & Sale Agreement, or an authorization for a signature by a representative, which the owner has signed.

* If more than 5 new spaces are required, the application is considered a Major Site Plan Review.

7. Existing Conditions

Current Property Use: 8 unit multi-Family, 1- Residential Single Family Dwelling, 1 Landscape contractor

Existing Lot Size (SF): 102,366 sf

Existing Frontage of Public Street(s) (Linear Feet): 244.32'

Existing Base Zoning District:

Village Center and Neighborhood District North Scituate (NSV-OV)

Gateway Business Subdistrict (GDG-GWB): Greenbush

Village Center Subdistrict (GDG-GVC): _____

New Driftway Transit Village Subdistrict (GDG-NDTV): _____

Driftway Business Park Subdistrict (GDG-DBP): _____

North River Residential Neighborhood (GDG-NRN): _____

Driftway Conservation & Recreation District (GDG-DCR): _____

North River Conservation & Recreation Subdistrict (GDG-NRCR): _____

Existing Overlay Zoning District: n/a

Saltmarsh and Tideland Conservation (D): _____

Flood Plain and Watershed Protection (F): _____

Water Resources Protection District (WRPD): _____

Wireless Communication District (WCD): _____

8. Proposed Development

PROPOSED USES:

(See Section 420 – Table of Use Regulations)

Proposed Uses Allowed:

By Right (with Planning Board Approval): x

By Special Permit (by the Planning Board, SP authority for the VCN): x

Describe the Proposed Use(s):

The proposed use is 3-residential - multi-family buildings. (see attached narratives for more detailed description).

FRONTAGE ZONES AND TRANSITIONAL BUFFERS:

(See Scituate Zoning Map - Village Center & Neighborhoods (VCN) Greenbush-Driftway Gateway District (GDG))

Is the property and proposed use located in a Pedestrian Frontage Zone (See Section 580.2.C): No

If so, does it meet the requirements of this Section: n/a

Is the property and proposed use located in a Transitional Buffer Zone (See Section 580.2.D): No

If so, does it meet the requirements of this Section: n/a

ALLOWED BUILDING TYPES:

(See Section 580.3.B Table 1 – Allowed Building Types in the VCN District)

Proposed Building Types	Permitted in the VCN District? (Y/N)
Single-Family Detached Dwelling	
Cottage/Cottage Court	
Two-Family Dwelling	
Single-Family Attached Dwelling (Row House/Townhouse)	
Multi-Family Building x	Yes
Live/Work Building	
General Commercial Building	
Mixed Use Building	
Flex Space/Fabrication Building	
Community and Civic Building	
Gas Backwards Building	
Other Approved by Planning Board (See Section 580.3.E)	

Describe the Proposed Buildings(s): _____

4-residential - multi-family buildings. (see attached narratives for more detailed description).

(Complete **Attachment A and See Section 750** if you are building a Single-Family Attached Dwelling (Townhouse or Rowhouse), Multi-Family Building, Live/Work Building, Mixed Use Buildings, General Commercial Building, or Gas Backward Building)

RESIDENTIAL DENSITY:

(See Section 580.4 – Density and Bulk Standards)

Base Density:

Building Type	# of DUs Proposed	Density Proposed (DUs/Acre)	District	Allowed By Right or Special Permit?
Single-Family Detached Dwelling				
Two-Family Dwelling/Cottage Court				
Single-Family Detached Dwelling, Live/Work Bldg				
Multi-Family, Mixed Use Building	34	34.8	NSV-OV	By Right

Useable Floor Space and Bulk: Do the proposed type of Dwelling Units meet the minimum or maximum useable floor space?

Studio (400 S.F. Minimum): x_____

1-Bedroom Unit (600 S.F. Minimum):x_____

2-Bedroom Unit (900 S.F. Minimum): x_____

Cottage (1,400 GFA and 2 Bedrooms Maximum):_____

Dwelling Units Per Building (24 DUs Maximum without Special Permit):x_____

Density Bonus Requested: If the applicant is applying for a Density Bonus Special Permit from the Planning Board are the following standards met (See Section 580.4.C)? n/a

Civic Zone Improvement (See Sec. 580.2.B) in Addition to Required Outdoor Amenity Space (Sec. 752): n/a_____

Land acquisition/donation to Town/designated non-profit agency for recreational purposes within the VCN district in addition to Required Outdoor Amenity Space (Sec. 752): n/a_____

Sidewalks and pathways: n/a_____

Streetscape improvements:_____

Public parking spaces and publicly-accessible parking facilities: n/a_____

Additional affordable housing units above the number required by this Section: n/a_____

VCN-GDG DISTRICTS AND DEVELOPMENT STANDARDS

Are there additional development and design standards that apply to your application under Section 580.9?

No

9. Additional Application Forms

DEVELOPMENT AND DESIGN STANDARDS

Commercial, Mixed Use, Multi-Family Development: If your application includes the development of business, commercial, mixed use or multi-family buildings see [Section 750](#) and complete [Attachment A](#).

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](#).

OPEN SPACE DESIGN STANDARDS

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 REALM STANDARDS

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](#).

FAIR HOUSING AND AFFORDABILITY STANDARDS

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](#).



Application Date: _____

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	3
Live/Work Building	
Mixed Use Building	
General Commercial Building	
Gas Backwards Building	

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

Generally Described: See attached letter by Grady Consulting,

LLC _____

Dimensional Requirements (See Section 750.6):

Design Standards	Building 1	Building 2	Building 3
Lot Size (S.F.)	101,125		
Street Frontage (Linear Feet)	244.32		
Lot Depth (Feet)	not required		
Front Yard Build-To-Zone (Feet)	28.3'		
Front Yard Build-To-Zone Occupancy (%)	2.1%		
Side Yard (Feet)	16'		
Rear Yard (Feet)	77.4'		
Outdoor Amenity Space Coverage (%)	21%		
Design Standards			
Building Height (Stories/Feet)	4 stories/36.6ft		
Roof Type and Pitch	Gable 10:12 - 12:12		
Street Facing Wall Width (Feet)	128 ft (exist bld)		
Street Facing Entrance (Y/N)	Yes(exist bld)		
Building Footprint (S.F.)	3522/4790/4565/5610		
Additional Standards			
See Sec. 760.6, Table 1			

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? Not applicable

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? NSVD (case by case per fig 6)

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 (the existing front building is not 3 stories)

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? Not applicable

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? **No**

Private Frontage Zone: 28.3' Public Frontage Zone: None

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?

Type of Activation	Y/N	Description
Sidewalk Dining Terrace		Not applicable
Storefront Display		Not applicable
Sandwich Board Sign		Not applicable
Projecting Signs and Banner		Not applicable
Awning		Not applicable
Balcony		Not applicable
Bay Window		Not applicable
Arcade		Not applicable

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)? Not applicable

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 Yes

Is there a shared driveway or internal connections to adjacent parking lots (encouraged): Yes

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

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

		ATTACHED SINGLE FAMILY DWELLING (SFA)	MULTI-FAMILY BUILDING (MFB)	LIVE-WORK BUILDING (LW)	MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING (GC)	GAS BACKWARDS (GB)
1.1 ILLUSTRATIVE DIAGRAM							
1.2 DEFINITION		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 <u>accessed by common entrances and hallways</u> . 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.
2. LOT STANDARDS							
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%
3. DESIGN STANDARDS							
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: _____

Town of Scituate Planning Board

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

September 2019

1. Applicant Information

Applicant Name: Option C Properties LLC

Proposed Site Plan Address and Parcel Number: 817 country Way; 12-2-38-F

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

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

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	See Stormwater Design Report
District Stormwater System	See Stormwater Design Report
Light Imprint Site Layout	See Stormwater Design Report
Filter Strips and Bioretention	See Stormwater Design Report

Vegetated Swales (Bioswales).	None
Bioretention Cells (Rain Gardens)	None
Pervious Pavement	None
Subsurface Retention Facilities (Stormwater Vaults)	None
Green Streets and Stormwater Planters	None
Downspout Redirection	See Stormwater Design Report
Rain Barrels/Cisterns	None
Green Walls and Roofs	None

SUSTAINABLE LANDSCAPING, PARKING, AND OPEN SPACE

(See Section 751.3)

Has a Landscape Plan been submitted or waived by the Planning Board? Yes

Is the property located in the Water Resource Protection District (See requirements under Section 520 for Landscaping and stormwater management in the WRPD)? No

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? Not applicable

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): Not applicable

Parking Area Plantings.

Do outdoor parking areas contain a planted buffer area at least 15 feet deep from any public or private ways (requirement): Not applicable - Parking is not proposed near public or private ways

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: _____

Town of Scituate Planning Board

ATTACHMENT C - SITE PLAN APPROVAL APPLICATION

SECTION 752 – OPEN SPACE DESIGN STANDARDS

September 2019

1. Applicant Information

Applicant Name: Option C Properties, LLC

Proposed Site Plan Address and Parcel Number: 817 Country Way ; 12-2-28-F

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.

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 No.

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.
No.

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

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.

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? Yes

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

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)	21,486 sf (21%) common area sitting areas
2. Dooryard (PS)	None
3. Forecourt (POPS, PS)	None
4. Community Garden (CS, POPS, PS)	None
5. Courtyard (POPS, PS)	None
6. Common or Green (CS, POPS)	None
7. Plaza or Square (CS, POPS)	None
8. Pocket Park/Playground (CS, POPS, PS)	None
9. Athletic Field or Ball Court (CS, POPS)	None
10. Neighborhood Park, Preserve (CS, POPS)	None
11. Pathway (CS)	None
12. Pedestrian Passage (CS, POPS)	None
13. Outdoor Dining Terrace (POPS)	None
14. Rooftop Terrace (POPS, PS)	None
15. Other OAS Types	None

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:



Application Date: _____

Town of Scituate Planning Board

ATTACHMENT D - FOR SITE PLAN APPROVAL APPLICATION

SECTION 753 – PUBLIC REALM DESIGN STANDARDS

September 2019

1. Applicant Information

Applicant Name: Option C Properties, LLC

Proposed Site Plan Address and Parcel Number: 817 Country Way; 12-2-38-F

2. Street Design and Construction Standards

In the Village Center & Neighborhood District (VCN) and Commercial District (C) the following standards apply to new streets, pedestrian passages, pathways and trails, and .

Streets

Street Design: Does the site plan include one or more new streets and do they comply with the design standards of Section 753.3.A as shown below? **Not applicable**

STREET DESIGN STANDARDS				
Street Component	Parkway	Village Center Street	Neighborhood Street	Access Street
Right-Of-Way (S753.3.A)	60 Ft Min.	50 Ft Min.	40 Ft. Min.	24 Ft Min.
Vehicle Lanes				
Travel Lane (S753.3.B)	12 Min.	11 Min.	10 Min.	10 Min.
Parking Lane (S753.3.C)	Optional/5 Ft. Min.	8 Min.	1 Side or Informal	N/A
Bike Lanes (S753.3.D)	Optional/8 Ft. Min.	Optional/8 Ft. Min.	Sharrows/Informal	N/A
Multi-Purpose Path (S753.3.L)	Required	N/A	N/A	N/A
Sidewalks (S753.3.E)				
Public Frontage Zone	Optional/20 Ft. Min.	Optional/4 Ft. Min.	N/A	N/A
Throughway Zone	Optional/5 Ft. Min.	5 Ft. Min.	4 Ft Min.	1 Side/4 Ft. Min.
Furnishing/Utility Zone	5 Ft. Min.	5 Ft. Min	4 Ft. Min.	N/A
Street Enhancement Zone (S753.3.E)	Optional	Parking/Curb Ext.	N/A	N/A

Sidewalk Design: Do new sidewalks comply with the design standards of Section 753.3.B? Yes

Sidewalk Curb Extensions: Do new curb extensions comply with the design standards of Section 753.3.G? _____
Not applicable

Street Trees: Do new street trees comply with the design standards of Section 753.3.H? _____
Yes

Driveways and Sidewalk Crossings: Do new curb extensions comply with the design standards of Section 753.3.I? _____
Not applicable

Pedestrian Crosswalks: Do new pedestrian crosswalks comply with the design standards of Section 753.3.J? _____
Not applicable

Construction: Are all new streets constructed in accordance with the design standards in Section 7 of the Town of Scituate Subdivision Regulations. (In the absence of official standards, thoroughfares shall be designed and constructed according to the standards deemed to be appropriate by the Town Engineer and Planning Board).
Not applicable

Pedestrian Passages

Do proposed pedestrian passages comply with the design standards of Section 753.3.K? _____
Not applicable

Multipurpose Pathways and Walking Trails

Do proposed multipurpose pathways and walking trails pedestrian passages comply with the design standards of Section 753.3.L? _____
Not applicable

Street Enhancements Zone Uses

Do proposed parklets comply with the design standards of Street Enhancement Zone and Section 753.3.M? _____
Not applicable

OTHER COMMENTS AND NOTES:



Application Date: _____

Town of Scituate Planning Board

ATTACHMENT E - SITE PLAN APPROVAL APPLICATION

SECTION 754 – AFFORDABLE HOUSING REQUIREMENTS

September 2019

1. Applicant Information

Applicant Name: Option C Properties, LLC

Proposed Site Plan Address and Parcel Number: 817 Country Way; 12-2-38-F

2. Affordable Housing Requirements

Where affordable housing units are required or provided in exchange for increased density under the provisions in Section 510 Residential Cluster District, Section 530 Accessory Dwellings, Section 550 Flexible Open Space Development, Section 560 Village Business Overlay District, Section 570 Humarock Village Residential Overlay District, or Section 580 Village Center & Neighborhood District, the following standards shall apply.

GENERAL REQUIREMENTS

Number of Affordable Units

General: How many affordable units are being proposed under the following zoning districts or bylaws:

District or Bylaw	Total DUs	No. of Affordable DUs
Residential Cluster District (S510)		
Accessory Dwellings (S530)		
Flexible Open Space Development (S550)		
Village Business Overlay District (S560)		
Humarock Village Residential Overlay District (S570)		
Village Center & Neighborhood District (S580)	34	5

Projects in the VBOD and VCN

Base Affordability Requirement: Does the site plan in the VBOD or VCN meet the following affordable housing unit requirements under Section 754.1.B?

Total Housing Units	Required Affordable Units	Total Affordable Units Proposed
8-10 (6 in the Bylaw text)	1	
11-16	2	
17-23	3	
24-30	4	
31-36	5	5
37-40	6	
Above 40	15% of total	

Affordability

Requirement with Density Bonus: Does the site plan in the VBOD or VCN proposed a density bonus and does it meet the affordable housing unit requirements of 20% under Section 754.1.B.3? _____

density bonus not proposed

Location of Units

Distribution: Do the proposed affordable units meet the requirements for distribution, proportion of unit types, and comparable exteriors as market rate units as required under Section 754.2.A? Yes

Off-Site Units. Is the applicant seeking approval of the Planning Board to substitute off-site affordable housing units which are priced and deed-restricted as required under Section 754.2.A? No

Monitoring Agents

Has a Monitoring Agent been proposed by the applicant or designated by the Board of Selectmen, or DHCD as required by Section 754.3? Yes

Submission Requirements

Has the applicant submitted documents to the Planning Board and the Monitoring Agent with regard to affordable unit costs, eligibility, restriction, and compliance as required under Section 754.4 and 754.5? No

Rental or Sales Price. (80% AMI adjusted for household size determined annually by HUD)	
Affordable Housing occupied only by Eligible Households	
Affordable Rental Unit - monthly payment include utilities and parking not exceeding 30% of the maximum monthly income permissible for an Eligible Household	
Affordable Homeownership Unit - monthly housing payment include mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking not exceeding 30% of the maximum monthly income permissible for an Eligible Household	
Demonstration to the Monitoring Agent that affordable rents or affordable purchase prices are consistent with state or federal guidelines for affordability applicable to Scituate.	

Affordable Housing Restrictions

Has the application provided documentation that the proposed affordable units will have proper deed restrictions, and compliant with the LIP Program (and eligible to be counted on Scituate's Affordable Housing Inventory), and will be filed with the Registry of Deeds or District Registry of the Land Court as required under Section 754.7? Not yet

Marketing and Selection Plan

Is the proposed housing marketing and selection plan consistent with the requirements of Section 754.8?

Yes

Age Restrictions

Have the applicant and Planning Board voluntarily agreed to age restrictions on the project or specified units that meet the requirements of Section 754.9? No

Phasing

If the project is approved and developed in phases, are the Affordable Housing Units in each phase consistent with the requirements in Section 754.10? _____

No phased development is proposed for this project or under this application.

OTHER COMMENTS AND NOTES:



Application Date: _____

Town of Scituate Planning Board

ATTACHMENT F - SITE PLAN APPROVAL APPLICATION

PARKING STANDARDS – SECTION 760

September 2019

1. Applicant Information

Applicant Name: Option C Properties, LLC

Proposed Site Plan Address and Parcel Number: 817 Country Way; 12-2-38-F

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 - 24' X 9' backup provided

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- 58 spaces = 51 trees

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): YES

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): n/a

(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)	see site plan sh 2 for breakdown of parking
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)	

BUSINESS AND COMMERCIAL PARKING REQUIREMENTS

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

34 units 71 BR = 58 spaces proposed (see site plan sh 2 for breakdown of parking)

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): YES

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

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:

1 driveway proposed

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: Connection within parking area

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): 53 parking spaces proposed - 3-4 bike racks are proposed throughout the development

BUSINESS AND MIXED USE DISTRICT PARKING WAIVERS - Not applicable

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): _____

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: YES

Use and Required Parking Spaces	Proposed Use and Parking Spaces on Site Plan
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)	3-3 spaces
2-bedroom unit in Mixed Use Building (1.5 spaces/DU)	25-28spaces
3 or more bedroom unit in Mixed Use Building (2 spaces/DU)	6-12 spaces
Outdoor Seating Cafes and Accessory Buildings (exempt from	

off-street parking requirements)	
----------------------------------	--

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):

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

SPECIAL PARKING TYPES AND STANDARDS - Not applicable

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):

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

OTHER COMMENTS AND NOTES:

Special permit no longer proposed



Town of Scituate Stormwater Permit Application

April, 2009

Revised December 2011, August 2015, October 2016

Do not fill out this form if areas proposed to be altered are subject to the Wetland Protection Act, Local Wetlands Bylaw, Rivers Act or other Conservation Commission Jurisdiction. You must file an application with the Conservation Commission who will also review stormwater.

1. General Information and Site Features

Option C Properties, LLC	781-953-6501	chrisatsuccess@aol.com
Owner's Name TBD	Phone No	E-mail
Contractor's Name 817 Country Way	Phone No	E-mail
Site Address 12-2-38-F	101,125 SF	
Map-Block-Lot	Lot Area (Sq ft):	
Deed Bk 53705 Pg 324		
Recording Information: (Book & Page or Certificate number if registered land)		

CHECK ONE AND GO TO THE APPLICABLE SECTION:

- () Site is undeveloped land. Go to **A.** below.
- (x) Existing buildings may be razed or an addition may be proposed. Site currently contains building(s), a driveway, grading, landscaping, or other developed area. Go to **B.** below.

A. Total Number of Sq. ft. to be Altered or Disturbed:	Proposed Impervious Area (sq. ft.): 21,488 sf	Area disturbed on >25% slopes, if any: 0 sf
B. Existing Impervious Area (include building footprint, paved driveway, patio, walkway, pool or any other pavement or hard surface) (sq. ft.):	Proposed Impervious Area (sq. ft.): 52,980 SF	% Increase: 0 SF

2. Proposed Activity

- New Re-grading or Clearing Area (sq. ft.) 79,950 SF
- Addition of Impervious Area Existing (sq. ft.) 21,488 Proposed (sq. ft.) 52,980
- Construct New Home or Reconstruct Existing Home
- Subdivision and/or Common Driveway # of Lots: _____
- New Business / Commercial / Industrial Development or Redevelopment
- Other Multi-Family Development

2. Applicant

Option C Properties, LLC – Chris Bruce Manager

Applicant (print) Applicant (signature) (If using a representative, attach letter of authorization)

P.O. Box 263

Mailing Address

MA

02190

Weymouth

Town

State

Zip Code

Email
chrisatsuccess@aol.com

Telephone (including area code)
781-953-6501

3. Property Owner (if different from applicant)

Property Owner(s) All owners must be listed
w/printed name and signatures

Mailing Address

Town

State

Zip Code

Email

Telephone (including area code)

4. Authorized Representative

Grady Consulting, LLC

Authorized Representative
71 Evergreen Street

Address

MA 02364

Kingston

Town

State

Zip Code

Kevin@gradyconsulting.com

781-585-2300

Email

Telephone (cell phone where available)

5. Builder / Contractor Information

Builder / Contractor Name

Address

Town

State

Zip Code

Email

Telephone (cell phone where
available)

6. Description of Stormwater Management System

Describe overall system of stormwater management: _____
Stormwater is routed from pavement to deep sump hooded catch basins to subsurface infiltration
& detention Basins

Describe use of BMP's and LID techniques: Infiltration Devices

Describe long term maintenance and the party responsible, including inspection schedules:
See attached Operation and Maintenance Plans

- Please feel free to attach a narrative
- Plan and Information on Erosion / Sedimentation Control provided

7. Stormwater Management Plan and Report

The Stormwater Permit Application must include submission of a **Land Alteration and Stormwater Management Plan and Report**. The purpose of the Stormwater Management Plan is to ensure that the runoff from a site has been treated for water quality and quantity impacts during the construction of the project and for the long term. See the Scituate Stormwater Regulations for additional information and references to Low Impact Development and Best Management Practices, and requirements for plan contents.

The applicant shall provide a narrative and supporting drainage calculations containing sufficient information for the Town to evaluate the environmental impact, effectiveness, and acceptability of the measures proposed by the applicant for reducing adverse impacts from stormwater. The calculations **must** include a diagram depicting the flow of runoff through the proposed system for treatment.

The Stormwater Report shall indicate the extent of compliance with the Stormwater Management Standards identified in the Scituate Stormwater Regulations.

All components of the Stormwater Management Plan shall be prepared and stamped by a licensed Professional Engineer for all site plans, subdivisions and residential projects greater than 2 building lots.

8. Engineer's Agreement

In signing the plan, the authorized representative certifies that the information is true and assumes liability for the plan. In addition, the undersigned agrees:

1. To furnish additional information relating to the quality or quantity of the stormwater from this site or evaluation of the adequacy of the stormwater management system for which this permit is sought as may be requested by the Planning Board or Conservation Commission.
2. To accept and abide by all the provisions of the Stormwater Bylaw of the Town of Scituate and of all other pertinent local, state or federal laws and regulations regarding stormwater discharge.
3. An Operation & Maintenance Plan will be submitted with the application which provides for the homeowner(s) to own, operate and maintain any stormwater management facilities in an efficient manner that supports their continued successful operation, with no municipal responsibility or liability, and at no expense to the Town, and includes a description of the timing and type of maintenance required.
4. That this plan require the notification of the Planning Board or Conservation Commission, as applicable, and Department of Public Works immediately in the event of any accident, negligence, or other occurrence that occasions discharge to the storm drain or any downstream wetlands or waterways, of any wastes or process waters not covered by this permit or allowed by the Stormwater Bylaw.
5. That this plan indemnify the Town of Scituate from loss or damage that may directly or indirectly be occasioned by the installation and use of the Stormwater Management System, and related facilities or connections.
6. To cooperate at all items with the Planning Board or Conservation Commission, as applicable, and the Department of Public Works, and their representatives in the inspection of the stormwater management system authorized by this Permit, and any maintenance thereof.

9. Engineer Certification Statement

The Stormwater Permit Application must include a statement signed by the applicant or his representative that the drainage system can be expected to result in post-development runoff characteristics (including peak flow, total volume of runoff, and water quality of the runoff) for development and redevelopment projects equal to or less than the pre-development runoff characteristics. It is recommended that this be by a Professional Engineer.

I hereby certify that I prepared the Plan, that I have reviewed the Town of Scituate Stormwater Regulations, and that the drainage system will result in post-development runoff characteristics equal to or less than the pre-development runoff characteristics.

SIGNED UNDER OATH AND SUBJECT TO PENALTIES OF PERJURY THIS 7th DAY OF March, 2024.



Signature of Registered Engineer

(Print Name: Kevin Grady, P.E.)

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/28/2020 08:54 AM
Ctrl# 140049 29620
Fee: \$7,296.00 Cons: \$1,600,000.00

QUITCLAIM DEED

Raymond J. Livingstone II, as **Trustee** of the **Balmoral Realty Trust**, u/d/t dated February 3, 2012, a Notice of which is recorded in the Plymouth County Registry of Deeds in Book 41171, Page 247 of 278 South Main Street, Cohasset, MA 02025 and **CAMA Self Directed IRA, LLC** a/k/a CAMA SDIRA, LLC f/b/o John W. O'Donoghue, Jr. of 122 East Butler Avenue, Suite 100, Amber, PA 19002,

IN CONSIDERATION OF One Million Six Hundred Thousand (\$1,600,000.00) dollars paid

GRANT TO

Option C Properties, LLC a Limited Liability Company organized and registered under the Laws of the Commonwealth of Massachusetts

OF PO Box 263, South Weymouth, MA 02190

WITH QUITCLAIM COVENANTS

THE FOLLOWING DESCRIBED PREMISES:

The land in Said Scituate, together with the buildings thereon situated on the Westerly side of Country Way, formerly called Main Street, and bounded and described as follows:

Beginning at the Southeasterly comer of the granted premises on said Country Way and thence running

WESTERLY one hundred sixty-nine (169) feet to land now or formerly of Dyment to a corner of the wall; thence turning and running;

NORTHERLY seventy-one (71) feet by land now or formerly of Lincoln to a corner of the wall; thence turning and running;

WESTERLY four hundred five (405) feet, more or less, by land now or formerly of said Lincoln to a post and land of the New York, New Haven, and Hartford Railroad Company; thence turning and running;

NORTHERLY seventy-eight and one half (78.5) feet by land of said railroad to a wall; thence turning and running;

NORTHEASTERLY six hundred forty-six (646) feet, more or less, by land of said railroad

Property Address: 817-819 Country Way, Scituate, MA 02066

and land now or formerly of Mary A. Quinn to Country Way; thence turning and running;

SOUTHERLY

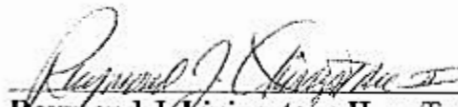
by said Country Way three hundred eighty-three (383) feet, more or less, to the point of beginning.

Said premises are conveyed subject to and with the benefit of any and all easements and restrictions of record insofar as the same are now in force and applicable.

Under pains and penalties of perjury, we hereby release all rights of homestead in the property being conveyed by this deed and further certify that the premises hereby conveyed was not used by Grantors as their principal residence. Grantors hereby waive any rights of homestead they may have acquired in the property and state that there are no other person entitled to claim a right of homestead

Being the same premises conveyed to Grantors by deed recorded with Plymouth County Registry of Deeds in Book 41334, Page 348. See also Confirmatory Deed recorded just prior hereto.

Executed as a sealed instrument under the pains and penalties of perjury on October 27, 2020.


Raymond J. Livingstone II, as Trustee
& not individually

Norfolk COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss.

On October 27, 2020, before me, the undersigned notary public, personally appeared **Raymond J. Livingstone II** as Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were

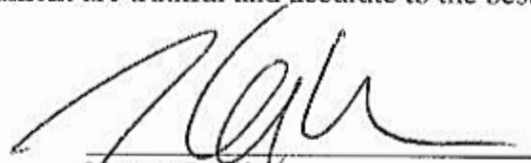
Check acknowledgment form:

current document issued by federal or state government agency bearing photographic image of face of document signer

oath or affirmation of credible witness unaffected by the document or transaction, who is personally known to the notary and who personally, knows the document signer

document signer is personally known to the notary

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.



Notary Public:
My Commission Expires:



KEVIN W. GAUGHEN, JR
Notary Public
Commonwealth of Massachusetts
My Commission expires on July 20, 2023

Executed as a sealed instrument under the pains and penalties of perjury on October 16, 2020.

CAMA Self Directed IRA, LLC

by *Donna M. Iannuzzi*
Donna M. Iannuzzi its Manager

COMMONWEALTH OF PENNSYLVANIA

County of Montgomery

On October 16, 2020, before me, the undersigned notary public, personally appeared Donna M. Iannuzzi as Manager of **CAMA Self Directed IRA, LLC** proved to me through satisfactory evidence of identification, which were

Check acknowledgment form:

current document issued by federal or state government agency bearing photographic image of face of document signer

oath or affirmation of credible witness unaffected by the document or transaction, who is personally known to the notary and who personally, knows the document signer

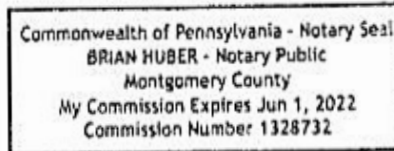
document signer is personally known to the notary

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Brian Huber

Notary Public: *Brian Huber*

My Commission Expires: *6/1/2022*



Board: PLANNING BOARD			TRUE COPY ATTEST: _____ LRM			01/26/2023		
Parcel ID	Owner	2nd Owner	Mailing Address	Town	State	Zip	Book & Pg	Location
Subject:								
F8-36-015	DESJOURDY BRIAN N & KATHLEEN P		429 SOUTH MAIN STREET	COHASSET	MA	02025	28328-429	429 SOUTH MAIN ST
F9-36-014	DEWAAL JOHN	DEWALL JULIA P	431 SOUTH MAIN STREET	COHASSET	MA	02025	12606-37	431 SOUTH MAIN ST
Abutters:								
F8-36-006	PIASECKI ALISON SMITH		411 SOUTH MAIN STREET	COHASSET	MA	02025	37549-317	411 SOUTH MAIN ST
F8-36-009	MARR FAMILY IRREVOCABLE TRUST	MARR DAVID M. TRUSTEE	417 SOUTH MAIN STREET	COHASSET	MA	02025	36867-285	417 SOUTH MAIN ST
F8-36-010	LANIER ANTHONY W	LANIER CARLENE G	427 SOUTH MAIN STREET	COHASSET	MA	02025	14619-465	427 SOUTH MAIN ST
F9-36-011	DOYLE GREGORY E	DOYLE JODY A	P O BOX 704	COHASSET	MA	02025	6110-519	423 SOUTH MAIN ST
F8-36-016	SCITUATE TOWN OF		600 CHIEF JUSTICE CUSHING HWY	SCITUATE	MA	02066	40697-486	SOUTH MAIN ST
F8-36-018	CROWELL SARA BENNET	CROWELL ROBERT PARKER	418 SOUTH MAIN STREET	COHASSET	MA	02025	36026-454	418 SOUTH MAIN ST
F8-36-020	CAHILL CORINNE H		412 SOUTH MAIN STREET	COHASSET	MA	02025	7039-174	412 SOUTH MAIN ST
F9-36-007	LEGGI FAMILY REALTY TRUST	LEGGI ANDREW D. & ELISABETH TRUSTEES	419 SOUTH MAIN ST	COHASSET	MA	02025	40156-38	419 SOUTH MAIN ST
F9-45-003	FALK KYLE	ADKINS OLIVIA	3 GANNETT PASTURE EXT	COHASSET	MA	02025	40893-72	3 GANNETT PASTURE EXT
F8-36-017-001	FLANAGAN JOHN & DEBORAH		430 SOUTH MAIN ST UNIT # 1	COHASSET	MA	02025	34557-373	430 SOUTH MAIN ST UNIT 1
F8-36-017-002	HENDERSON WARNER A	HENDERSON BARBARA M	430 SOUTH MAIN ST UNIT 2	COHASSET	MA	02025	24844-387	430 SOUTH MAIN ST UNIT 2
F8-36-017-003	YANTIS FAMILY TRUST	YANTIS WILLIAM A & SUSAN J TRS	430 SOUTH MAIN ST UNIT # 3	COHASSET	MA	02025	38780-528	430 SOUTH MAIN ST UNIT 3
F8-36-017-004	THE MARGARET A LYNCH REVOCABLE LIVING TRUST	LYNCH MARGARET A TRUSTEE	430 SOUTH MAIN ST UNIT # 4	COHASSET	MA	02025	40309-513	430 SOUTH MAIN ST UNIT 4
F8-36-017-005	DEMORE EDWARD		145 COMMERCIAL ST, SUITE 521	BOSTON	MA	02109	38848-467	430 SOUTH MAIN ST UNIT 5
F7-05	MASSACHUSETTS BAY TRANS AUTH		TEN PARK PLAZA	BOSTON	MA	02116-3974	17131-61	COHASSET

**COHASSET
BOARD OF ASSESSORS
ABUTTERS LIST COVER SHEET**

DATE: January 26, 2023

PARCEL ID: F8-36-015 & F9-36-014

ADDRESS: Cohasset Properties abutting 817 Country Way, Scituate

BOARD: Planning Board

REQUIREMENTS: Parcels within 300 ft

MapsOnline - Assessors Staff - x +

mapsonline.net/peopleforms/mo4/index.php?site_id=1540#x=-7881512.487392,5194026.94933,-7879601.561685,5194901.197841

The screenshot displays a web-based GIS application interface. At the top, a browser window shows the URL: `mapsonline.net/peopleforms/mo4/index.php?site_id=1540#x=-7881512.487392,5194026.94933,-7879601.561685,5194901.197841`. The main map area shows a residential neighborhood with orange house icons, a red shaded area, a yellow outlined area, and a green shaded area. A toolbar on the right side contains various icons for map navigation and interaction. At the bottom of the map, there is a scale bar (100m, 500ft) and navigation controls labeled "FIND ZOOM FOLLOW". The text "SimpliCITY by PeopleGIS" is visible in the bottom left corner. A "Map Info" button is in the bottom right corner. Below the map, a file browser shows a PDF file named "PB_430 South Mai...pdf".

Map Info

State Plane, NAD 83 M... 298627, 885982

100 m 500 ft

FIND ZOOM FOLLOW

PB_430 South Mai...pdf

Show all