

TOWN OF SCITUATE



600 Chief Justice Cushing Hwy
Scituate, Massachusetts 02066
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Planning Board

February 24, 2012

Mrs. Bernice Brown
Town Clerk
Town of Scituate

**Re: Site Plan Administrative Review – Common Driveway
277 – 283 Chief Justice Cushing Highway/ 18 Old Oaken Bucket Rd.
Applicant: Jay Ellis, EBC Building Corporation
Owner: Dorothy S. Clapp, Trustee, Bucket Trust**

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Dear Mrs. Brown:

At their regularly scheduled meeting of February 23, 2012, the Planning Board discussed the Site Plan Administrative Review under Scituate Zoning Bylaw Section 720 for a Common Driveway of less than 500' in length serving two lots with adjoining legal frontage for a driveway of approximately 235' proposed to serve two homes at 277 – 283 Chief Justice Cushing Highway for applicant Jay Ellis of EBC Building Corporation. Daniel Monger being absent, the members present and voting were William Limbacher, Robert Vogel, Dr. Nico Afanasenko, Eric Mercer and Richard Taylor. The following motion was voted favorably with a unanimous vote of the members present:

MOTION: To approve the Site Plan Administrative Review for 277-283 Chief Justice Cushing Highway with the following conditions:

1. Construction shall comply with a plan entitled Site Development Plans for 18 Old Oaken Bucket Rd. and Land off Chief Justice Cushing Highway (Route 3A), Scituate, Massachusetts by McKenzie Engineering Group, Inc., dated November 30, 2011, except as they may be modified to meet the conditions below.
2. Prior to the start of construction a permit for the driveway opening on Route 3A must be obtained from Massachusetts Highway Division.
3. The water quality basin and grass-lined swale shall be constructed and fully vegetated before stormwater is directed toward them (i.e. before driveway paving).
4. The water quality basin shall be seeded with New England Wetmix by New England Wetland Plants, Inc., or equal.
5. A pre-construction conference will be required including a representative of the DPW, site contractor, Town Planner and Conservation Agent.
6. A plan for erosion control during construction, including access for vehicles and staging areas, shall be submitted to the Planning Board prior to the pre-construction conference.
7. Site inspections will be required for road and drainage construction and utility installation as indicated by the Subdivision Rules and Regulations. Prior to the pre-construction

- conference, the applicant shall provide funds to cover the cost of these inspections and attendance at the pre-construction conference by the Town's consulting engineer.
8. The applicant will provide a deposit of \$5,000 prior to the pre-construction conference to guarantee initial maintenance of the drainage basin and cleanup of the site.
 9. There shall be no parking or idling of vehicles on Chief Justice Cushing Highway during construction.
 10. A copy of the Operation & Maintenance Plan for the stormwater management system will be provided to realtors marketing the lots shown on the plan with the intent to insure prospective purchasers of both homes receive information on maintenance responsibilities prior to purchase.
 11. The trench drain and detention basin shall be moved onto the property and the maintenance of these structures shall be added to the Operation & Maintenance Plan.

Very truly yours,

Handwritten signature of William Limbacher in black ink, followed by the initials 'klj'.

William Limbacher, Chairman

Cc: Planning Board Jay Ellis
DPW Director Al Loomis, McKenzie Engineering
Building Commissioner Atty. Michael Loring
Conservation Agent