



TOWN OF SCITUATE

Planning Board

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
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May 22, 2019

Ms. Kathleen Gardner, Town Clerk
600 Chief Justice Cushing Highway
Scituate, MA 02066

**RE: Site Plan Administrative Review
Scituate Dog Park
167 Driftway**

Dear Ms. Gardner,

An application for a Site Plan Administrative Review for a new Dog Park was submitted on February 5, 2018. The site plan entitled Scituate Dog Park, The Driftway, and Scituate, MA, dated January 2018 by Justin J. Lamoureux, P.E. of Horsley Witten Group, Inc. for the Town of Scituate. The plans were reviewed for stormwater by the Conservation Commission's consulting engineer, Merrill Associates, Inc.

A public hearing was held on February 22, 2018. There were no department comments submitted.

No abutters expressed concern about the project.

On February 22, 2018, Stephen Pritchard, Chairman, Benjamin Bornstein, William Limbacher, Richard Taylor and Patricia Lambert being present and voting, voted unanimously to make the following Findings of Fact:

1. The applicant submitted a site plan entitled Scituate Dog Park, The Driftway, Scituate, MA, dated January 2018 by Justin J. Lamoureux, P.E. of Horsley Witten Group, Inc. for Town of Scituate.
2. The new Dog Park was funded through design from a grant by the Stanton Foundation. \$48,700.00 of Community Preservation Committee funds was approved at the 2017 Annual Town Meeting for creation of a dog park. This shows community support for the project.
3. The property is vacant land and is located in the Commercial Zoning District, Water Resource Protection District – Zone II and the Planned Development District.
4. The project proposes construction of a dog park with access provided by a bituminous concrete driveway from Driftway. A pervious stone and gravel parking area with 23 parking spaces including two ADA spaces which will be constructed of bituminous concrete. A pathway system and two dog activity areas are proposed with benches and trash/dog waste receptacles, a shade structure, two dog water fountains and a dog wash

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station. The dog surface areas are mulched and gated with a six foot high black chain link fence with double gates.

5. The property at 167 Driftway is surrounded on all sides by land owned by the Town of Scituate. The Scituate Wastewater Treatment Plant lies to the southeast of the site along with the Wind Turbine to the south. The Town leases land to Go Green, a landscape processing center immediately to the east of the dog park site. Widows Walk Golf Course is to the north and open land with a boat ramp and trails lie to the west. The dog park will be fenced in providing the adjoining premises with protection against any detrimental or offensive uses of the site. The site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 Paragraph A.

The Scituate Zoning Bylaw Section 760.6, Table of Minimum Parking Requirements, requires the parking demand for uses not listed the zoning bylaw to be determined by the Planning Board. Twenty three parking spaces have been provided including two handicap spaces. Parking appears to be sufficient for the proposed use.

The driveway coming into the site is 11.1 feet wide and separated by an island around an existing utility pole to remain. The driveway exiting is 11.3 feet wide. The driveway widens to 22 feet in width as it enters the gravel parking lot. Signage will be placed on both sides of the pedestrian/bicycle path crossing the driveway to alert walkers and bikers to crossing traffic and to come to a stop at the entrance. A painted cross walk is being provided across the driveway. A sign will alert drivers to a pedestrian crossing.

The driveway is at least twenty feet wide and there is only one driveway entrance to the site. Access for Go Green and the Wastewater Treatment Plant are located over 500 feet away to the east. Stopping sight distances of over 500 feet are provided where 360 feet are required meeting AASHTO requirements. The site plan meets the standards for Section 770.6 B. and C. for traffic safety, ease of access, pedestrian safety, minimizing glare of headlights and access for service and emergency vehicles.

6. Combinations of trash and dog waste receptacles are being provided along with dog waste bags. The Friends of Scituate Dog Park will be responsible for waste disposal on a weekly basis. The Friends of Scituate Dog Park have signed an Operation and Maintenance Agreement with the Town of Scituate. A one inch water supply line will supply the dog wash station and dog water fountains with water. Existing fire hydrants are located to the east and west of the site in the road right of way. The site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 D. for adequacy of methods of waste disposal, adequacy of water supply and fire- fighting facilities on the site.
7. The site plan and stormwater report were reviewed by the Conservation Commission's consulting engineer, of Merrill Associates. The site is in the Water Resource Protection District and Zone II to a public well. The stormwater system has been designed to improve water quality by reducing total suspended solids by at least 90%, as required by the Zoning Bylaw. The stormwater management system will treat water through two bioretention areas and an underground infiltration area providing artificial recharge. The underground infiltration area is located greater than three feet above groundwater. The applicant has met with the Water Resources Committee who desires the same water restrictions for the dog park as the town. Periodic inspections by the Friends of Scituate

Dog park and DPW staff will be conducted to protect against toxic or hazardous material discharge. The site plan meets the standard of Scituate Zoning Bylaw Section 770.6 E. and F. for adequacy of stormwater management and control of toxic and hazardous materials in the Zone II subdistrict and Water Resource Protection District.

8. The dog park has been graded to fit into the site. Cut and fill is minimized and a buffer of existing trees to remain will be to the south and east. Existing trees along Driftway will remain in the right of way. The Conservation Commission has reviewed a Notice of Intent for the project, closed their public hearing on February 21, 2018 and expects to issue an Orders of Condition in the very near future. An erosion and sedimentation control plan will be used and soil will be re-used on the site. Black vinyl chain link will be used to fence in the dog areas. Three shade trees of 2 ½" caliper are provided to shade the parking area. Solar bollards will be provided by the Friends of the Dog Park for lighting. The site plan meets the standards of Scituate Zoning Bylaw Section 770.6 G., H. and I.
9. As indicated above, the pedestrian/bicycle path on Driftway provides access to the site. Access to the path can be obtained through the gravel parking area. The gravel parking area is suitable for a recreational use in the Water Resource Protection District. The site plan meets the standards of the Scituate Zoning Bylaw Section 770.6 J.
10. The site plan entitled Scituate Dog Park, The Driftway, Scituate, MA, dated January 2018 by Justin J. Lamoureux, P.E. of Horsley Witten Group, Inc. meets the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Review Standards of Review to a degree consistent with reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located.

At the public hearing on February 22, 2018, Stephen Pritchard, Chairman, Richard Taylor, Benjamin Bornstein and Patricia Lambert being present and voting, voted unanimously to approve the site plan for the Scituate Dog Park, The Driftway, Scituate, MA, dated January 2018 by Justin J. Lamoureux, P.E. of Horsley Witten Group, Inc. subject to the following conditions:

1. The project shall be in accordance with the site plan entitled Scituate Dog Park, the Driftway, Scituate, MA dated January 2018 by Justin J. Lamoureux, P.E. of Horsley Witten Group, Inc. for the Town of Scituate. Any further changes from these plans other than to incorporate the conditions below will require approval of the Planning Board.
2. Materials and details of construction including connection to Town Water shall meet all requirements of the DPW, Board of Health, Fire Department, Conservation Commission, Building Department and Commission on Disabilities. Where this Site Plan Administrative Review requires approval, permitting or licensing from any local, state or federal agency, such required approval, permitting or licensing is deemed a condition of the Town of Scituate Planning Board's approval of this site plan. All necessary permits and approvals must be received prior to construction.
3. The number of parking spaces for a dog park is not specifically regulated by the Table of Minimum Requirements, Section 760.6 of the Scituate Zoning Bylaw, but is included in "All other uses" in this table subject to determination by the Planning Board. The 23 spaces shown on the plans including two spaces that are ADA/AAB compliant are based

on estimated users of the Dog Park and available land area. In review of designs of other dog parks, the space count ranges from six to thirty spaces. The Planning Board determines the number of parking spaces shown on the plans (23) is adequate for the proposed use. The Applicant should report back to the Planning Board at the end of the first year of operation of the dog park to determine if parking is acceptable.

4. Approval of a new curb cut on Driftway must be obtained from the Scituate DPW.
5. Chemical abrasives used for removal of snow and ice on the grounds, commercial fertilizers and other hazardous materials shall be stored off-site.

Prior to Scheduling the Pre-Construction Conference

6. The following items shall be added to the plans prior to scheduling the pre-construction conference:
 - Locations for snow storage to provide sufficient room for snow from major storms shall be shown on the plan and approved by the Conservation Commission and DPW.
 - Seed mixes shall be shown on the plans.
 - Precast concrete curb stops for parking
 - Fencing around trees to be preserved shall be tree protection as shown on Sheet LA-10 to be at the perimeter of the tree
 - Automatic shutoff's for the dog wash station shall be as approved by Scituate DPW.
 - A copy of the Operation and Maintenance Agreement with the Town shall be provided
7. Prior to scheduling the pre-construction conference:
 - A check to cover inspections by the consulting engineer shall be provided by the applicant; (Assume Conservation)
 - A schedule and sequence of construction activities shall be provided to the Town Planner;
 - The final Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Planning Board office.

Construction

8. A pre-construction conference will be required prior to the start of construction, including a representative of the DPW, the Conservation and Natural Resource Officer, the DPW or his representative, the site contractor and the Town Planner.
9. Any work within the ROW of Driftway shall be coordinated with the DPW. The DPW shall be notified prior to the start of work within the ROW of Driftway. Other than as required by this work, there shall be no parking or idling of vehicles on Driftway during construction.

10. Stormwater control measures shall be maintained according to plans and Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan contained in the Stormwater Report submitted for the project and the SWPPP. All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place.
11. A crushed stone construction entrance as detailed on the plans shall be required and installed prior to the start of work in any area. Water and sediment shall not be discharged into the subsurface infiltration areas and bioretention areas until the site is fully stabilized.
12. The Town Planner shall be notified when erosion control measures are in place, when construction begins and when construction is completed. If deemed necessary by the Town Planner in consultation with the DPW Engineering staff and the Conservation and Natural Resource Officer, temporary sedimentation basins, check dams, silt socks and or noise and dust control may be required in addition to the erosion control measures shown on the plan. All erosion control measures shall remain until the Town Planner and/or Conservation and Natural Resource Officer determines that the danger of erosion or sedimentation no longer exists.
13. Construction shall proceed according to the construction phasing plans.
14. Construction work shall not begin prior to 7 AM weekdays and 8 AM on Saturday and shall cease no later than 7 PM or sunset whichever is earlier. No construction shall take place on Sunday or legal/federal holidays.

After Construction

15. A set of As-Built Plans stamped by a registered surveyor and reviewed by the registered professional engineer who designed the system shall be submitted to the Planning Board within 30 days of completion of the work. This plan shall include the construction conditions of the stormwater management system, grading, dog park and driveways. The As-Built Plan must be found in compliance with the approved permit. All grading and landscaping must be complete prior to the as-built submittal.
16. No parking lot lighting is provided. Lighting for the dog areas will be by solar bollards.
17. After the first year of operation, the Friends of Scituate Dog Park will come back to the Planning Board to discuss connections to existing trails and provide input of how it can be achieved.

Very truly yours,


Ann Burbine, Chairman

AB/KJ

cc: James Boudreau, Town Administrator

Brad Washburn, Planning and Development Director
Justin Lamoureux, Horsley Witten Group
Lisa Huffman, Friends of Scituate Dog Park
Robert Vogel, Building Commissioner
Kevin Cafferty, DPW Director
Sean McCarthy, Town Engineer
Andrew Scheele, Director of Public Health
Amy Walkey, Conservation & Natural Resources Officer
Planning Board