

TOWN OF SCITUATE



600 Chief Justice Cushing Hwy
Scituate, Massachusetts 02066
Phone: 781-545-8730
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Planning Board

June 1, 2021

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

**RE: Site Plan Administrative Review and Stormwater Permit
Inly School Toddler Facility, 43 Watch Hill Drive**

Dear Ms. Gardner,

An application for a Site Plan Administrative Review and Stormwater Permit for conversion of an existing single-family residence into a Toddler House at the INLY School at 43 Watch Hill Drive was submitted on April 22, 2021. The site plan was entitled Toddler House Planning Board Permit Set for Inly School in Scituate, MA, dated 4/15/2021 with revisions through May 13, 2021 by Sean P. Malone, P.E. of Oak Consulting Group for Peterman Architects, Inc. and was accompanied by seven site plans consisting of Existing Conditions and Site Preparation, Site Layout, Grading Drainage and Erosion Control Plan, Erosion control Notes, Site Details, Site Details Plan and a Landscape Plan. Elevations and floor plans by Peterman Architects dated 4/19/2021 were also submitted. A separate Existing Conditions Plan by Merrill Engineers and Land Surveyors for 43 Watch Hill Drive dated March 25, 2021 was also submitted. The plans were reviewed by the Planning Board's consulting engineer, Janet Bernardo of Horsley Witten Group.

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A public hearing was held on May 27, 2021 via remote access due to the COVID 19 pandemic with Ann Burbine, Patricia Lambert, Stephen Pritchard, Rebecca Lewis and Robert MacLean voting, the Planning Board voted unanimously to make the following Findings of Fact:

1. The property at 43 Watch Hill Dr. is occupied by a single-family dwelling and is located in the Residence R-1 zoning district and Water Resource Protection District, Zone 2 to a public well. The Table of Use Regulations indicates the use is allowed by right in this zoning district. According to G. L. c 40A § 3, “No zoning ordinance or by-law shall prohibit, regulate or restrict the use of land or structures... for educational purposes... on land owned by... a non-profit educational corporation; provided... that such land or structures may be subject to reasonable regulations for the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.”
2. The applicant submitted the site plan entitled Toddler House Planning Board Permit Set for Inly School in Scituate, MA, dated 4/15/2021 with revisions through May 13, 2021 by Sean P. Malone, P.E. of Oak Consulting Group for Peterman Architects, Inc. and was accompanied by seven site plans consisting of Existing Conditions and Site Preparation, Site Layout, Grading Drainage and Erosion Control Plan, Erosion Control Notes, Site Details, Site Details Plan and a Landscape Plan. Elevations and floor plans by Peterman Architects dated 4/19/2021 were also submitted. A separate Existing Conditions Plan by Merrill Engineers and Land Surveyors for 43 Watch Hill Drive dated March 25, 2021 was also submitted.
3. The Planning Board approved a Site Plan Administrative Review for the INLY School Art Barn on May 31, 2001 with conditions relating to parking and traffic. All of these conditions remain in effect. The Planning Board approved a Site Plan Administrative Review for a classroom addition on June 15, 2015. All of those conditions remain in effect.
4. According to the architectural plan submitted, there will be no change to the footprint of the building. Exterior changes to the building will be new windows and doors, a new front porch and handicap accessible walks as necessary. Building trim, siding and roofing will be repaired as needed. There is no change to the existing height of the structure.
5. According to the site plan submitted, a 20’ wide site driveway/drop off will be provided with one-way circulation. A concrete sidewalk with handicap ramps will connect the Toddler House to Watch Hill Drive and the remainder of the Inly School.
6. The building is being retrofitted to accommodate up to 44 toddlers and staff combined (36 students and 8 staff) to comply with Title V limitations of the existing on-site septic system.
7. The Scituate Zoning Bylaw Section 760.6, Table of Minimum Parking Requirements, requires one parking space for every 200 sq. ft. of building area for educational exempt uses. The plan shows 19 designated parking spaces for the Toddler House. The gross square footage of the building with an unfinished basement is approximately 5,900 sq. ft. Under the zoning bylaw this would require 30 parking spaces. However, the applicant has represented that the basement will be largely unoccupied and the second floor will be office and storage space and the first floor has approximately 2300 sq. ft. of usable space, thus a reduction in parking spaces is warranted. The site plan shows 19 parking spaces based upon other day care facilities parking provided and there is additional parking on the Inly School Campus and it is in the interest of the Water Resource Protection District to minimize impervious surface.
8. The area of new grading/clearing is approximately 25,000 sq. ft. The existing impervious area is 6,036 sq. ft and the proposed is approximately 17,128 sq. ft. for an increase in impervious area of approximately 170%. The proposed stormwater management system includes stone swales, catch basins and subsurface detention and infiltrations systems. The

applicant's engineer has certified 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 runoff) for the project being less than or equal to pre-development characteristics. The site plan meets the requirements of the Water Resource Protection District as the drainage system is balanced for rate and volume of runoff with a small portion of the sidewalk, driveway and parking being treated by a stormwater treatment unit prior to discharge.

9. The Planning Board finds, to a degree consistent with reasonable use of the site for the purposes permitted by the regulations for the district the land is located in that:
 - a. The adjoining premises are protected against detrimental and offensive methods of utilizing the site as the project area is surrounded by other Inly School property and an evergreen screen is proposed between the project site and the abutting residential property to the south.
 - b. Watch Hill Drive is a private road with no site-distance issues. The site has been designed with one-way traffic circulation with separate drop-off and through lanes to minimize queues providing for traffic safety and ease of access.
 - c. The site has been designed with vegetated screening to minimize light intrusion from the site and the site driveway has been designed for emergency vehicles. Sidewalks are included for pedestrian safety on the site and abutting school property.
 - d. The site has been a residential house lot and has an existing septic system and the accommodations of students and staff will respect the existing septic infrastructure. An existing hydrant is located along the site frontage and a new site service is being provided for firefighting facilities.
 - e. The site has been designed with a new stormwater management system meeting stormwater requirements and Water Resource Protection District requirements.
 - f. No significant hazardous material will be stored on site.
 - g. The site has been designed to tie in to the existing grades as much as practical to minimize cut and fills. Erosion control will be provided.
 - h. The site design includes preservation of existing vegetation on Watch Hill Drive and there is new screening along the south to minimize views from publicly accessible locations.
 - i. Parking area trees are shown as required and the parking will be buffered by existing and proposed vegetation. Site lighting is limited to porch lights and bollard lights along walks to avoid light spillover to neighboring properties.
 - j. Sidewalks are provided for safe travel for pedestrians between the site and school property. The use is for young children so connectivity to non-school areas is not desirable.
10. The site plan entitled Toddler House Planning Board Permitting Set for the Inly School in Scituate, MA, Site dated 4/15/2021 with revisions through 5/13/21 by Sean P. Malone, P.E. for Peterman Architects, 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.

After the Findings were approved, the Planning Board voted unanimously to approve the Site Plan with the following conditions:

1. Any modifications to the bulk and height of structures, yard sizes, lot area, setbacks, open space, building coverage, parking, as well as the storm water management system and occupancy/use shall conform to the approved site plan. Prior to scheduling the pre-construction conference, the site plan shall be modified to conform to the conditions below.
2. 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. Materials and details of construction shall meet all requirements of the DPW, Board of Health, Fire Department, Conservation Commission, Building Department, the State Building Code and the Commission on Disabilities.
3. Occupancy shall reflect Title V limitations of 440 gallons per day unless otherwise permitted by the Board of Health.
4. The vegetative screening at the southeast property line must be maintained.
5. An independent third-party inspector employed through the Town shall perform construction inspections for installation of the drainage and parking facilities according to Section 9 of the Subdivision Regulations. Written reports shall be submitted to the Applicant and Town Planner stating the results of the inspections.
6. The applicant will evaluate alternative locations to the playground and to the extent changes are necessary will request approval.

Pre-Construction

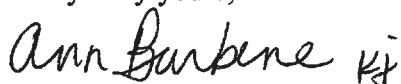
7. A pre-construction conference including the Town's consulting engineer, the site contractor, the Town Planner and Conservation and Natural Resource Officer will be required prior to the start of construction.
8. Prior to scheduling the pre-construction conference, the following shall be provided to the Planning Board:
 - A revised plan containing a crosswalk across Watch Hill Drive to the remaining Inly School property with ADA accessible curb cuts and appropriate signage;
 - An additional 3 pines shall be added along the south property line west of the existing pines to enhance the vegetative screen.

Construction

9. Stormwater control measures shall be maintained during construction according to the site plan and construction sequence. Stormwater Management post construction shall be according to the Stormwater Management Operation and Maintenance Plan (O & M) revised dated May 2021. Water and sediment cannot be discharged into the infiltration system until the site is fully stabilized. The applicant is requested to diligently maintain the catch basin to the south to prevent overflow to the adjacent property.
10. The Town Planner is to be notified when erosion control measures are installed, when construction begins and when construction is completed. If deemed necessary by the Town Planner, temporary sedimentation basins, check dams, silt socks and noise and dust control may be required. All erosion control measures shall remain until the Town Planner determines that the danger of erosion or sedimentation no longer exists.
11. 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 Sundays or legal state or federal holidays.

12. There shall be no parking or idling of vehicles on Route 123 or Watch Hill Drive during construction.
13. Construction of the proposed site and site utilities shall be supervised by a registered professional engineer who shall certify in writing to the Planning Board and Building Commissioner that the site and site utilities were constructed in accordance with the approved plans. The certification shall be accompanied by as-built plans for the improvements shown on the plan, signed and stamped by a land surveyor and the supervising professional engineer. The as-built plans must be submitted to the Planning Board prior to the issuance of a final occupancy permit.

Very truly yours,

Handwritten signature of Ann Burbine in cursive, with the initials 'kj' written at the end.

Ann Burbine, Chair

AB/KJ

cc: Donna Milani Luther, Executive Director, Inly School
Tom Peterman, Peterman Architects
Sean Malone, Oak Consulting Group, LLC
Bruce and Daydee Jobse
Robert Vogel, Building Commissioner
Kevin Cafferty, DPW Director
Drew Scheele, Director of Public Health
Amy Walkey, Conservation Agent
Planning Board