

TOWN OF SCITUATE
Planning Board



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone: (781) 545-8730
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December 14, 2020

Ms. Kathleen A. Gardner
Town Clerk
Town of Scituate

**Re: Special Permit Modification
Mixed Use Special Permit in the Village Business Overlay District
6 MacDonald Terrace
Assessor's Map/Block/Lot 53-5-21 and 53-5-27
Applicant/Owner: RJB Development**

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2020 DEC 14 PM 3:36
TOWN OF SCITUATE
TOWN CLERK

Dear Ms. Gardner:

Please be advised that at the December 10, 2020 Planning Board meeting which was held with remote access due to COVID-19 safety measures, the following Motion was voted favorably with a unanimous vote. Ms. Burbine, Mr. Pritchard, Mr. Bornstein, Ms. Lambert and Ms. Lewis voted in favor of the Motion.

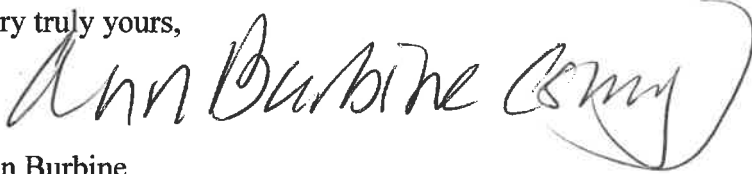
MOTION: move to accept Gregory J. Morse's, P.E. request on behalf of Robert Burwick of RJB Development Corporation to modify the Special Permit for a Mixed Use Development in the Village Business Overlay District for 6 MacDonald Terrace to include:

1. To relocate the office unit to the middle of the building instead of being an end unit as indicated on the architectural plans by Kelly Ennis Design Sheets A-100, A-101, A-102, A-200, A-201 and A-300 revised dated 4-14-20;
2. To shift the proposed building 6 feet to the northeast as shown on the Site Plan-Modification Sheet 1 of 1 for the Proposed Mixed Use Building 6 MacDonald Terrace Assessor's Parcels 53-5-21 & Parcel A Scituate, MA revised dated 10-20-2;
3. To allow a shared driveway access with 18 Ford Place owned by JB Scituate, LLC subject to JB Scituate LLC submitting a revised plan showing the common driveway easement and a final easement document signed by all parties provided and conditions required for 18 Ford Place related to the driveway grading. Revised Condominium Documents and Operation and Maintenance Plan Documents must be changed to reflect shared driveway access. No Parking Fire Lane is also to be indicated for the full driveway width. Layout and grading shall be in substantial accordance with Site Plan 18 Ford Place revised dated 11/11/20

and stamped by Kevin S. Grady P.E., Timothy R. Bennett PLS and Bart Lipinski
RLA Sheet 1 of 7 and Sheet 3 of 7.

4. All conditions of the original special permit are to remain intact.
5. A final plan reflecting any final approved changes shall be submitted prior to a preconstruction conference.

Very truly yours,

A handwritten signature in black ink that reads "Ann Burbine" followed by a stylized flourish or initial.

Ann Burbine
Chair

AB:kj

CC: Robert Burwick, RJB Development
Gregory Morse, Morse Engineering
Building Commissioner