

TOWN OF SCITUATE



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

December 3, 2018

Ms. Kathleen Gardner  
Town Clerk  
Town of Scituate

**Re: Site Plan Administrative Review – 8 Allen Place – Mullaney’s Fish Market**

Dear Ms. Gardner:

A Site Plan Review Application for Mullaney’s Fish Market at 8 Allen Place was filed with the Town Clerk on October 23, 2018. A public meeting was held on Thursday November 8 and continued until November 29, 2018 when the Planning Board consisting of members Ann Burbine, Patricia Lambert, William Limbacher, Benjamin Bornstein and Rebecca Lewis, voted the following unanimously:

Based on the Site Plan for 8 Allen Place Assessor’s Parcel 50-3-21-A dated 10/2/18 by Morse Engineering Co., Inc., plans entitled Mullaney’s Fish Market 8 Allen Place Scituate, MA by Rivermoor Engineering, LLC, a letter dated 11/7/18 by Rivermoor Engineering LLC and testimony provided, the Planning Board opines that the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Standards of Review have been met to a degree consistent with the use of the site for the purpose permitted in the regulations of the district in which the land is located and to approve the Site Plan Administrative Review for Mullaney’s Fish Market with the following conditions:

1. All site work shall be in substantial conformance with a plans entitled Site Plan for 8 Allen Place Assessor’s Parcel 50-3-21-A dated 10/2/18 by Morse Engineering Co., Inc., plans entitled Mullaney’s Fish Market 8 Allen Place Scituate, MA by Rivermoor Engineering, LLC, except as may be modified to meet the conditions below.
2. Approval is contingent upon all local approvals being obtained from the Town of Scituate. Materials and details of construction shall meet all the requirements of the DPW, Board of Health, Fire Department and Building Department. 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 the site plan. Any required upgrades on site for sewer or water shall be at the owner’s expense.
3. The Planning Board agrees to a waiver for the parking requirements for four additional spaces under Section 760.8 of the Zoning Bylaw for office and retail space as there is parking in Cole Parkway.
4. Construction work shall not begin prior to 7:00 AM weekdays and 8:00 AM on Saturdays and shall cease no later than 7:00 PM or sunset whichever is earlier. No construction shall take place on Sundays or legal/federal holidays.

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5. Signage to remain as currently exists with two carved wood signs. Any changes to the existing signs shall be reviewed and approved by the Town Planner before application to the building department for a sign permit.
6. The project shall comply with applicable ADA and Massachusetts Architectural Access Board requirements.
7. The applicant has indicated that mechanical equipment will be on the flat roof and screened by railings on the roof. He has also indicated that "green" technologies such as rain barrels on the east side of the building, solar panels and green scape on the roof will be used. Any substantial changes to the "green" technologies shall be submitted to Planning Board for review and verification that the Standards of Review are still met.
8. Solid waste is to be continued to be trucked off site. Solid fish waste will be donated to lobstermen to reduce their bait costs. Any substantial changes shall be submitted to the Planning Board for review and verification that the Standards of Review are still met.
9. The Town Planner is to be notified upon completion of construction.

Very Truly Yours,

A handwritten signature in cursive script that reads "Ann Burbine (sm)". The signature is written in dark ink and is enclosed in a simple, hand-drawn circular scribble.

Ann Burbine, Chairman

Cc: Robert Vogel, Building Commissioner  
Joan Schmid, Board of Health  
Joseph P. Norton II  
Planning Board