

TOWN OF SCITUATE



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Planning Board

June 15, 2015

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

RECEIVED
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TOWN CLERK
JUN 17 PM 4:26

RE: Site Plan Administrative Review – Inly School, 46 Watch Hill Drive

Dear Ms. Curran,

An application for a Site Plan Administrative Review for a Classroom Addition at the INLY School was submitted on March 31, 2015. The site plan was entitled New Classroom Addition for the Inly School at Scituate, MA, Site Plan Review Submittal dated March 31, 2015 with revisions through April 16, 2015 by Sean P. Malone, P.E. for Peterman Architects, Inc. and was accompanied by elevations and floor plans by Peterman Architects. The plans were reviewed by the Planning Board’s consulting engineer, Josh Bows of Merrill Associates, Inc.

Four public hearings were held on April 23, May 14, May 28 and June 11, 2015. The May 28 hearing was immediately continued to June 11 and no testimony was taken. At the final public hearing on June 11, 2015, Stephen Pritchard, Chairman, William Limbacher, Robert Vogel, Richard Taylor, and Ann Burbine being present and voting, the Planning Board voted unanimously to make the following Findings of Fact:

1. The property at 46 Watch Hill Dr. is occupied by the INLY School and is located in the Residence R-1 zoning district and Water Resource Protection District. 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 New Classroom Addition for the Inly School at Scituate, MA, Site Plan Review Submittal dated March 31, 2015 with revisions through May 8, 2015 by Sean P. Malone, P.E. for Peterman Architects, Inc.
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 except to the extent modified herein.
4. According to the site plan, the proposed addition will be 26' in height, below the maximum of 35' allowed in a Residential zoning district. The applicant agreed that the addition will be located so as to meet required setbacks, and agreed to hire a surveyor to confirm those setbacks if required by the Building Commissioner.
5. 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 64 designated parking spaces and there are others off Route 123 not shown on the plan. The net gross square footage added to the campus will be 10,500 sf. after accounting for the removal of the modular classroom units. Thus, the project will require the addition of 52 parking spaces. The site plan shows only 2 additional parking spaces but the applicant has demonstrated that the parking requirements can be met on-site or using off-site parking.
6. The Watch Hill Drive neighborhood provided information in a letter dated May 12, 2015 that parking and traffic flow for the INLY school has been an on-going problem during normal school hours and during special events. Observations by the Town Planner on June 8, 2015, found that approximately a dozen cars were parked on the grass during the daytime, and cars were parked opposite the school and north of the main entrance during the afternoon pick-up period. In order to maintain safe conditions for children, parents, teachers, other employees of the school, and residents of Watch Hill Dr., an adequate supply of parking accessible to school buildings should be provided.
7. Watch Hill Dr. is a private road and police are not authorized to ticket or enforce posted “No Parking” provisions. This decision does not address the rights of private parties in the private way of Watch Hill Dr.
8. The site plan entitled New Classroom Addition for the Inly School at Scituate, MA, Site Plan Review Submittal dated March 31, 2015 with revisions through May 8, 2015 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 existing storm water management system 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 to ensure an adequate supply of parking.
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. The Building Department may require a survey stamped by a licensed land surveyor to ensure the building can be built as shown meeting all setback requirements.
4. All roof drain piping within and beneath the building slab shall be included on the building permit plans submitted with an application for a plumbing permit, to insure the roof drain system below the building complies with the Mass. State Plumbing Code.
5. The right of access for neighbors and actual access for emergency vehicles shall be maintained in accordance with the Dropoff & Pickup Traffic Flow Plan and Event Parking Plan both by Peterman Architects and both dated 6/4/15, which shall be revised as provided below.

Pre-Construction

6. A pre-construction conference including the Town's consulting engineer, the site contractor and the Town Planner will be required prior to the start of construction.
7. Prior to scheduling the pre-construction conference, the following shall be provided to the Planning Board:
 - a. A schedule of construction activities;
 - b. A revised set of plans containing:
 - i. The location of the parking attendant shown on the Drop Off and Pick Up Traffic Flow Plan shall be moved to just beyond INLY's Main School exit driveway.
 - ii. The representations of the cars north of the crosswalk to Sunflower Hill shown on the Drop Off and Pick Up Traffic Flow Plan and Event Parking Plan shall be removed from the plans. The language on allowing parking in the athletic fields shall be removed from the plans.
 - iii. A note shall be added to the Site Plan stating that the lighting in the parking lot shall be programmable as to on-off and intensity.
 - iv. Staging and soil stockpile areas, best management practices of earth dikes, barrier filters, hay bales and temporary sedimentation sumps as needed, added to the Erosion and Sedimentation Control Plan.
 - c. One final complete submittal, in hard copy form, for review to insure all comments are addressed; and to be maintained by the Planning Department office as a record submittal to be referenced in the approval.

Construction

8. Stormwater control measures shall be maintained during construction according to the Storm Water Pollution Prevention Plan and as required by the Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan dated March 2015. Water and sediment cannot be discharged into the existing infiltration system until the site is fully stabilized.
9. 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 or 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.

10. 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/federal holidays.
11. There shall be no parking or idling of vehicles on Route 123 or Watch Hill Drive during construction.
12. 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.
13. INLY will initially install screening as shown on the site plan, and their only obligation thereafter shall be to maintain the same for one year.
14. There may be deviations from the No Parking signage shown on the plans upon submittal in writing signed by INLY and all Watch Hill Dr. residents north of the Main School exit.

Very truly yours,



Stephen R. Pritchard, Chairman

SRP/LH/kj

cc: Donna Milani Luther, Executive Director, Inly School
Robert DeMarco, Inly Board c/o Campanelli Co.
Davenport Crocker Jr., President, INLY Board of Trustees
Alan Boyer, Business Manager, Inly School
Tom Peterman, Peterman Architects
Stephen Ceglarski
R. Caruso, CE Floyd
Atty. Susan Murphy
Atty. John Kuzinevich
Neil Duggan, Building Commissioner
Kevin Cafferty, DPW Director
Jennifer Keefe, Director of Public Health
Planning Board