

TOWN OF SCITUATE
Planning Board



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone: (781) 545-8730
Fax: (781) 545-8704

June 26, 2017
July 3, 2017 Revised

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

**RE: Site Plan Administrative Review -- Addition with Two Contractor's Bays
4 Union St.**

RECEIVED
2017 JUL -3 PM 2:18
TOWN OF SCITUATE
TOWN CLERK

Dear Ms. Curran,

At their regularly scheduled meeting of June 22, 2017, the Planning Board voted by a 3-1 vote with Mr. Limbacher voting negatively to approve the Proposed Site Plan for 4 Union St. in Scituate, Massachusetts by Ross Engineering Co., Inc. dated March 23, 2017 with revisions through June 15, 2017 (three sheets) because it 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, subject to the following conditions:

1. All construction shall conform to the site plan entitled Proposed Site Plan for 4 Union Street in Scituate, Massachusetts by Ross Engineering Co., Inc. dated March 23, 2017 with revisions through June 15, 2017 except as it shall be modified to meet the conditions below and the Elevations and Floor Plans entitled Addition to Hallin Carpentry Shop 4 Union Street, Scituate, Sheet A-1 Union Street and Old Country Way elevations; Sheet A-2 Plans and Section, and Sheet A-3 Rear Union Street Elevation, by David Tonis Architect, East Bridgewater, dated June 2017. No changes will be made to the detail without prior approval of the Planning Board.
2. The buildings shall meet all requirements of the Massachusetts state building code.
3. Materials and details of construction shall meet all 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 approval of this site plan. All necessary permits and approvals must be received prior to a building permit being issued.
4. There shall be no further expansion on this site unless approved by the Planning Board.
5. Fifteen parking spaces shall be provided including one handicap space. Spaces shall be

individually marked with pavement striping or concrete bumper stops. The handicap parking space shall be located in Space #8 at the front of the building.

6. The applicant shall provide specs on a 12' tall garage door for the addition. The applicant will evaluate and come back to the Planning Board concerning replacement of all three existing twelve foot doors within ninety days of issuance of this Site Plan approval.
7. The addition shall be set back a minimum of one foot from the existing structure to offset it from the older building and to visually establish each building as separate entities.
8. The pedestrian opening to the leftmost side of the new addition shall be stepped back two feet.
9. The gable end of the addition facing Old Country Way shall be of painted clapboard. The remainder of the building will be natural, white-cedar shingles.
10. Blue clapboard siding shall be used, to match the pedestrian doors that will provide entrance to the new bays, and the pedestrian doors currently in the existing 3-bay structure. The color of the 12-foot overhead doors for the bays will be white, matching the white of the doors on the current building.
11. Two small, square A-21 windows shall be added to the façade facing the microbrewery. They are to be appropriately centered between the egress doors in that wall, and shall be of the same size and height from the ground as an existing A-square window already in place on the rear of the existing structure).
12. The light fixtures shall be as per the architectural light fixture chosen by the applicant and shall be placed above the doorways as per the plan. This detail shall be attached to the Planning Board decision.
13. Roof shingles on the addition are to match the roof shingles on the existing structure.

Required Prior to Application for a Building Permit

14. The owner shall submit an affidavit indicating that there are two one-bedroom apartments above the existing building. Due to the available parking, no change in the number of bedrooms shall occur without prior Planning Board approval.
15. The development shall obtain all necessary approvals for the use of Town sewer. Copies shall be provided to the Planning Board.
16. The plan shall be modified to show a radius acceptable to the DPW at the entrance to the new parking.

Required Prior to the Start of Construction

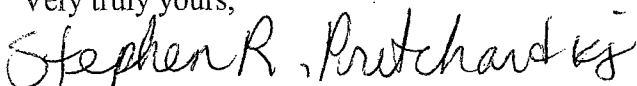
17. A pre-construction conference will be required prior to the start of construction including the Planning Board's consulting engineer, a representative of the DPW, the site contractor and the Town Planner.
18. The applicant shall provide a check to the Planning Board to cover the cost of inspections by the Town's consulting engineer. These shall include inspection of the installation of pervious pavement. The check shall be given to the Town Planner prior to scheduling the pre-construction conference.

19. All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place. See the approved stormwater permit for information on erosion controls and the required crushed stone construction entrance, both of which shall be installed prior to the start of work.

Required During Construction

20. Stormwater control measures shall be installed and maintained according to the approved plan. Any changes shall require approval of the Planning Department.
21. Water and sediment shall not be discharged to the street.
22. 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.

Very truly yours,



Stephen R. Pritchard, Chairman

SP/LH

cc: John Hallin
Paul Mirabito, Ross Engineering Co., Inc.
Robert Vogel, Acting Building Commissioner
Kevin Cafferty, DPW Director
Planning Board