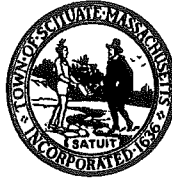


TOWN OF SCITUATE



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

February 14, 2020

Ms. Kathleen Gardner
Town Clerk
Town of Scituate

Re: Site Plan Administrative Review – 111 Front Street – Hibernian Tavern

RECEIVED
2020 FEB 14 AM 9:40
TOWN OF SCITUATE
TOWN CLERK

Dear Ms. Gardner:

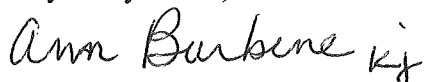
A Site Plan Review Application for Hibernian Tavern at 111 Front Street was filed with the Town Clerk on January 17, 2020. A public meeting was held on Thursday February 13, 2020 when the Planning Board consisting of members Ann Burbine, Patricia Lambert, William Limbacher, and Benjamin Bornstein, voted the following unanimously:

Based on the Location Plan for 109 – 113 Front Street (Assessor's Parcel 50-4-30) Scituate, MA dated 8/19/19 with revisions through 1/13/20 by Morse Engineering Co., Inc.; floor plans for proposed restaurant for Areline McClay by Designs by Marshall, LLC; the application package for Site Plan Review from Areline McClay received January 17, 2020 and testimony provided during the public meeting on 2-13-20, 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 the Hibernian Tavern with the following conditions:

1. All site work shall be in substantial conformance with plans entitled Location Plan for 109 – 113 Front Street Place Assessor's Parcel 50-4-30 Scituate, MA revised dated 1/13/20 by Morse Engineering Co., Inc., floor plans for proposed restaurant for Areline McClay by Designs by Marshall, 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.
3. The owner of the property shall provide the Scituate DPW and Town Planner with a letter stamped by an engineer regarding the adequacy of the sewer pipes to serve the building after a camera inspection. Any required upgrades on site for sewer or water shall be at the owner's expense.
4. Suitable external grease facilities shall be provided. Proof of provision shall be submitted to the DPW Sewer Division, Board of Health and Town Planner. A schedule for maintenance and pump outs shall be provided.

5. The restaurant requires 12 parking spaces with 15 parking spaces to be striped on-site according to the Location Plan. 3 parking spaces of the 15 are to be striped and to be signed and dedicated to the adjacent retail establishment (Harborside Wine and Spirits). One accessible parking space is proposed among the 12 spaces and shall be signed as such. Staff parking is proposed to be kept to a minimum with incentive options provided by the applicant. A bike rack shall be provided. Additional parking is available on Front Street and in Cole Parkway and there is a sidewalk connecting the building to the parking.
6. Construction shall be an interior buildout only. No exterior modifications shall be allowed except for painting, minor masonry work, replacement of windows, signage and lighting installation and removal of awnings. Repaving and restriping of the parking lot is also allowed as projected.
7. Indoor seating is limited to a maximum of 48 seats. No outdoor seating is shown, proposed or allowed.
8. Hours of operation are limited to 7 am to 1 am Friday – Sunday and 10 am to 12 am Monday – Thursday with restaurant hours of 8 am – 11 pm Friday, Saturday and Sunday and 11 am – 11 pm Monday through Thursday.
9. Loading and deliveries shall be maintained in a manner so delivery trucks will not block access in/out of the parking lot.
10. 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.
11. Signage shall be as proposed with black inlay lettering on a white composite back. Any changes to the sign design shall be reviewed and approved by the Town Planner before application to the building department for a sign permit. No signs shall be affixed to the interior or exterior window surface.
12. The project shall comply with applicable ADA and Massachusetts Architectural Access Board (MAAB) requirements.
13. Solid waste is to be continued to be trucked off site and stored in covered dumpsters as located on the plan. Trash shall be emptied at least once a week or more frequently if necessary, or as otherwise directed by the Board of Health. The dumpster area shall be enclosed on four sides.
14. The existing shed and refrigeration units are to be removed prior to occupancy of the restaurant to provide for necessary parking.
15. The Town Planner is to be notified upon completion of construction.

Very Truly Yours,



Ann Burbine, Chairman

Cc: Robert Vogel, Building Commissioner
Joan Schmid, Board of Health
Board of Selectmen
Areline McClay
Blayne Curtis
Planning Board