

TOWN OF SCITUATE



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Planning Board

September 17, 2015

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

RECEIVED
TOWN OF SCITUATE
TOWN CLERK
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RE: Site Plan Administrative Review – 13 Ford Place

Dear Ms. Curran,

An application for a Site Plan Administrative Review for a Site Plan for 13 Ford Place was filed on June 1, 2015. The site plan was entitled Site Plan for 13 Ford Place dated March 27, 2015 with revisions through September 9, 2015 by Gregory J. Tansey, P.E. for Ross Engineering Company, Inc. and was accompanied by a stormwater report. The plans and stormwater report were reviewed by the Planning Board's consulting engineer, Pat Brennan of Amory Engineers, P.C. The applicant later submitted Schematic Design Plans titled New Commercial Building for O'Keefe Construction by Aprea Design dated July 30, 2015 with revisions dated 9/1/2015.

Two public hearings were held on July 23 and September 10, 2015. At the public hearing on September 10, 2015, Stephen Pritchard, Chairman, William Limbacher, Robert Vogel, Robert Greene and Ann Burbine being present and voting, the Planning Board voted unanimously to make a finding that the Site Plan for 13 Ford Place dated March 27, 2015 with revisions through September 9, 2015 by Gregory J. Tansey of Ross Engineering Company, 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 a reasonable use of the site for the purpose permitted by

the regulations of the district in which the land is located, and to approve the site plan for 13 Ford Place subject to the following conditions:

1. The project will conform to the Site Plan for 13 Ford Place dated March 27, 2015 with revisions through September 9, 2015 by Gregory J. Tansey, P.E. for Ross Engineering Company, Inc., the stormwater report and Schematic Design Plans titled New Commercial Building for O'Keefe Construction by Aprea Design dated July 30, 2015 with revisions dated September 1, 2015. Materials used shall be of the type with the textures shown on the architectural plans. Any changes from these plans other than to incorporate the conditions below will require approval of the Planning Board.
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, including connection to Town Water and Sewer systems, shall meet all requirements of the DPW, Board of Health, Fire Department, Conservation Commission, Building Department, the State Building Code and the Water Resource Committee.
3. Prior to scheduling the pre-construction conference, the following changes shall be made to the plan:
 - a. The following notes shall be added to the plan:
 - i. Uses prohibited by Scituate Zoning Bylaw Section 520.6 or any use generating, treating, storing or disposing of materials considered hazardous waste, except for very small quantity generators as defined by 310 CMR 30.00 shall not be conducted in the commercial units. Storage of liquid hazardous materials or liquid petroleum products shall be prohibited unless such storage is above ground level on an impervious surface; and in containers or above-ground tanks within a building, or outdoors in covered containers or above-ground tanks with a containment system designed and operated to hold 10% of the total possible storage capacity of all containers, or 110% of the largest container's storage capacity, whichever is greater.
 - ii. No vehicle washing is to occur on the site.
 - iii. The Long Term Pollution Prevention Plan shall be provided to all tenants and occupants of the property, and applicable sections included as conditions of lease or rental agreements.
 - iv. Significant trees located to the front of the property shall be preserved to the greatest extent possible and protected with snow fence during construction.
 - v. The units on the new building shall be numbered on the outside for identification, fire protection and emergency response purposes.
 - vi. All light fixtures shall be fully shielded to avoid light trespass onto adjacent properties.
 - vii. A note and detail for stockade fence for the dumpster shall be added.
 - b. In order to screen the parking lot from the street and adjacent properties, a proposed natural fence or low trimmed hedge shall be provided. The plan shall

show four foot Green Giant arborvitae (Thuja) to be planted 5-6' on center or a similar planting concept to be approved by the Planning Office prior to implementation, except where the building is less than 15 feet from the property line. A planting detail shall be added to the plan.

- c. Ornamental grasses or low shrubs shall be added to the plan to screen parking spaces 1-2 from the street.
4. The uses allowed on the site shall be restricted to uses allowed in the Zone A.
5. Permanent signs indicating the prohibited uses and requirements for handling of hazardous materials shall be installed in each unit in a prominent location.
6. If exterior signage is incorporated at a later stage of the project's design, it shall be reviewed by the DRC and Planning Board prior to application for a sign permit.
7. Prior to application for a Certificate of Occupancy, a copy of a contract for inspection and maintenance of stormwater structures per the Post Construction Operation and Maintenance Plan received September 2, 2015 shall be provided to the Planning Department.

Pre-Construction

8. A test pit shall be excavated at the southern end of the subsurface recharge system to verify that suitable soils are consistent across the system. This test pit shall be witnessed by an agent of the Town.
9. The applicant or his contractor shall consult with the Conservation & Natural Resources Officer to determine the best way to remove knotweed from the site, both within and outside the Water Resource Protection District as needed.
10. 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. The applicant shall provide funds to cover the cost of inspections and attendance at the pre-construction conference by the Town's consulting engineer.
11. Prior to scheduling the pre-construction conference, a final set of revised plans and schedule of construction activities shall be provided to the Town Planner. Six reduced size (11 x 17) copies of the revised plans and PDFs shall be provided to the Town Planner for Town departments.

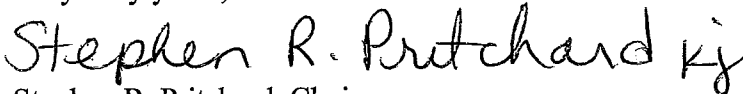
Construction

12. Stormwater control measures shall be maintained during construction according to the approved Erosion Control Plan and Erosion Control Details. Water and sediment cannot be discharged into the existing infiltration system until the site is fully stabilized.
13. 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.

14. 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.
15. The driveway crosswalk and brick sidewalk shall be finished and tapered on either side of the new driveway to match materials, color, and grade for conformance to the streetscape improvements recently installed by the Town and for handicap accessibility. See attached picture. Any granite curb removed which cannot be used on Ford Place at this site shall be given to the DPW.
16. The granite boundary posts on the front of the property shall be preserved.
17. There shall be no parking or idling of vehicles on Ford Place during construction except as required for work in the right-of-way, or after completion of the project.
18. 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.

Very truly yours,


Stephen R. Pritchard, Chairman

SRP/LH/kj

cc: John and Norma O'Keefe
Paul Mirabito
Jeffrey DeLisi
Neil Duggan, Building Commissioner
Kevin Cafferty, DPW Director
Planning Board