

TOWN OF SCITUATE

Planning Board



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
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July 30, 2008

Mrs. Bernice Brown, Town Clerk
600 Chief Justice Cushing Highway
Scituate, MA 02066

CERTIFICATE OF ACTION

RE: Preliminary Subdivision Plan, Tilden Woods, Owner: William L. Tilden 1998 Trust; Applicant: Mark Winchester, Diamond Development, by Ross Engineering Co., Inc., dated June 4, 2008, revised July 24, 2008.

Dear Mrs. Brown,

At their regularly scheduled meeting of July 24, 2008, the Planning Board voted unanimously to approve the above-referenced Preliminary Plan with recommendations for areas the developer should address in producing a subsequent Definitive Plan as noted below. The Planning Board will consider a possible waiver for 600' road length if needed to reconfigure the lots. The Planning Board will also consider a Flexible Open Space Development application to address the goals below.

- Reduce the total amount of pavement throughout the development to minimize the amount of stormwater runoff.
- Redesign the lot configuration as it relates to the road. Pull lots away from adjacent abutting properties to minimize driveways and reduce overall paving, thereby reducing stormwater runoff.
- Create a buffer to existing and future abutting homes.
- Use a shared septic system to reduce the total disturbed area.
- Include additional LID (Low Impact Development) techniques for stormwater management. Swales and similar techniques should be used throughout the development for dispersed stormwater infiltration.
- Explore a boulevard type roadway at the entrance, and a narrower one-way loop roadway around the cul-de-sac to reduce the total amount of pavement.
- Change the hydrant to the inside of the cul-de-sac per DPW request.
- Mitigate transportation impacts on adjacent Elm St. properties. This may include:
 - Improvements to intersections of Elm St./ First Parish Rd. or Elm St./Country Way/Cudworth Rd.
 - Sidewalk design and construction on Elm St.

- Traffic calming measures on Elm St. to reduce speed.

The Planning Board requested that the applicant show the locations of abutting homes on the next submission.

Very truly yours,

Donald Walter^{LH}

Donald Walter, Chairman

cc: Atty. Michael Hayes
Board of Health
Conservation Commission
Department of Public Works