

March 30, 2011

Mrs. Bernice Brown
Town Clerk
Town of Scituate

Re: Site Plan Administrative Review for Common Driveway, 163, 165 & 167 Stockbridge Road

Dear Mrs. Brown:

Please be advised that at the March 24th Planning Board meeting, all of the members present and voting, the Planning Board voted unanimously to approve a site plan for a Common Driveway less than 500' in length serving property located at 163, 165 & 167 Stockbridge Road with the conditions below. The Assessor's Map reference for the property is 53-2-11F. The applicant /owner is Town of Scituate. The conditions of approval were as follows:

1. The Common Driveway shall be constructed according to a plan titled Common Driveway Site Plan by Ross Engineering Company Inc., 683 Main Street, Norwell, MA dated February 3, 2011.
2. Construction shall meet all requirements of the Fire Department, Building Department, Board of Health and Conservation Commission, the State Building Code, and all applicable federal, state and local laws and regulations.
3. No more than two lots shall be accessed from the Common Driveway. The Common Driveway shall not be extended without prior approval of the Planning Board.
4. The Planning Board determined that the Common Driveway met all the requirements of Town of Scituate Zoning Bylaw 770.6. It was also determined that due to the soil type, unique topography of the land and the on site natural basin, drainage calculations were not necessary.
5. The plan shall be filed with easements identified and the responsibility of maintenance on the shared portion of the Common Driveway identified.

Very truly yours,

William Limbacher, Chairman

Cc: DPW
Building Commissioner
Town of Scituate Affordable Housing Trust
Ross Engineering