

June 15, 2010

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

RE: Site Plan Administrative Review – Sam’s Restaurant - 146 Front St.

Dear Mrs. Brown,

At their regularly scheduled meeting of June 10, 2010, the Planning Board voted by a four to one majority to approve the Site Plan for Sam’s Restaurant, 146 Front St., Owner Hamilton Company, Applicant, Sam Kotoulas, as shown on a Proposed Floor Plan for Sam’s Breakfast at scale of ¼” = 1’ submitted with the application and attached to this decision, with the following conditions:

1. The restaurant shall meet all requirements of the Board of Health.
2. The applicant or property owner shall provide the Scituate DPW a letter stamped by an engineer regarding the adequacy of the sewer pipes to serve the uses in the building.
3. The restaurant hours of operation shall be restricted to 5AM to 3 PM. Normal operation is proposed between 6AM and 1 PM.
4. The restaurant’s total number of seats shall not exceed 44.
5. The restaurant requires eleven parking spaces. This parking requirement shall be maintained by the landlord and stipulated in the lease.
6. One-way signs with arrows shall be maintained on the north side of the building containing the restaurant.
7. Screening for the dumpsters serving the building shall be maintained.
8. The loading/delivery area shall be maintained in a manner so delivery trucks will not block vehicle access in or through the parking lot.
9. Hand-carved quarterboards similar to those used for other businesses in the building shall also be used as signage for this restaurant.

William Limbacher, Robert Vogel, Eric Mercer and Dr. Nico Afanasenko voted in favor; Daniel Monger voted in opposition. During the review of this proposal, the Planning Board discussed access and public safety for vehicles and pedestrians using the passageway to the north of the building. As a follow-up the landlord has agreed to meet with the Planning Board on August 26, 2010 to discuss potential implementation of signage, speed bumps or other options to ensure good access and safety for vehicles and pedestrians.

Very truly yours,

William Limbacher, Chairman

cc: Sam Kotoulas, Owner, Sam’s Restaurant
Stephen H. Weinig, President, The Hamilton Group
Neil Duggan, Building Commissioner
Jennifer Sullivan, Director of Public Health