September 13, 2010

Mrs. Bernice Brown
Town Clerk
Town of Scituate

Re: Site Plan Administrative Review for Common Driveway, 253 Country Way

Dear Mrs. Brown:

Please be advised that at the September 9th Planning Board meeting, five of the members and the alternate member being present and voting, Robert Vogel being absent, the Planning Board voted unanimously to approve a site plan for a Common Driveway less than 500' in length serving property located at 253 Country Way with the conditions below. The Assessor's Map reference for the property is 43-1-11. The applicants are Brian Steverman and Alissa Spensley; the property is owned by Mark and Darlene Steverman. The conditions of approval were as follows:

1. The Common Driveway shall be constructed according to a plan titled Site Plan for Lot A & B – Country Way in Scituate, Mass. by R. Wilson & Associates, Inc., 312 Great Road, Littleton, MA dated July 21, 2010.
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. Language describing the purpose of the Common Driveway as providing access and utilities for Lot A and Lot B, and indicating that the Common Driveway shall be maintained by the owners of Lot A and Lot B and shall remain private in perpetuity, shall be included in the deed for Lot B. A copy of the recorded deed for Lot B shall be provided to the Planning Board prior to the issuance of a building permit for a home on this property.
5. Approval of the 18' width of the new section of the Common Driveway is subject to this new section being constructed and maintained with a gravel surface.

Very truly yours,

William Limbacher, Chairman

Cc: DPW
Building Commissioner
Brian Steverman & Alissa Spensley
Mark & Darlene Steverman