

Town of Scituate

Planning Board

600 Chief Justice Cushing Highway
Scituate, MA 02066-3297



Phone: 781-545-8730

Fax 781-545-8704

www.town.scituate.ma.us

August 18, 2011

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

**RE: Site Plan Administrative Review – Multiple Uses – 17 New Driftway
Owner/Applicant: Greenbush Realty Trust, Robert Burwick Trustee**

Dear Mrs. Brown,

At their regularly scheduled meeting of August 11, 2011, the Planning Board voted unanimously (William Limbacher, Robert Vogel, Daniel Monger, Eric Mercer and Richard Taylor being present and voting) to approve a modification of a site plan, which modification is titled Site Improvements Plan, # 17 New Driftway (Assessor's Map 53, Block 5, Lots 27-31) Scituate, MA, Sheets 1 – 5, prepared by Morse Engineering Co., Inc. dated 7/5/11, revised 7/27/11, including Site Entrance Plan Alternative A dated 8/10/11; the revised ice house drawings and renderings with canopies, attached to this decision, subject to the following conditions:

1. A gutter and snow & ice guard will be installed along the stretch of roof that overlooks the pedestrian walk from the paved driveway area to the entrance of the proposed restaurant.
2. A continuous planter shall be installed to separate the walk to the proposed restaurant and the paved entrance to the proposed employee parking area;
3. There shall be a slight pitch to the walkway away from the building;
4. All signs shall be substantially as shown in the sign plans by Yankee Woodcarvers attached to this decision, and shall be carved wood with ground mounted lighting, not internally illuminated and with no fluorescent colors;
5. The Design Review Committee recommendations shall be incorporated including:
 - a. Black chain link fence shall be used to replace existing chain link fence.
 - b. The 10 x 20 building shall be restricted as to use, to a self service ice dispenser.
 - c. Goose neck fixtures shall be used at the restaurant entry and walkway. Additional fixtures shall be added to the walkway. Gooseneck fixtures shall also be used on the Dance Studio front side and Driftway walkway side of the building (see attached cut sheets.)
 - d. The restaurant and Dance Studio entry doors shall be either painted or anodized aluminum.
 - e. The Dance Studio clapboard shall be repainted beige with white trim as per the samples

provided to the Design Review Committee.

- f. The restaurant walkway block wall shall be painted to match the rest of the building.

Very truly yours,

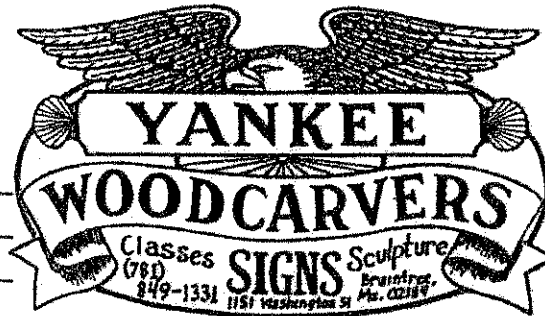
William Limbacher KH

William Limbacher, Chairman

cc: Al Bangert, Director, DPW
Neil Duggan, Building Commissioner
Michael McGowan, Chairman, Design Review Committee
Robert Burwick
Gregory Morse, P.E.

1151 Was
Braint

TO:

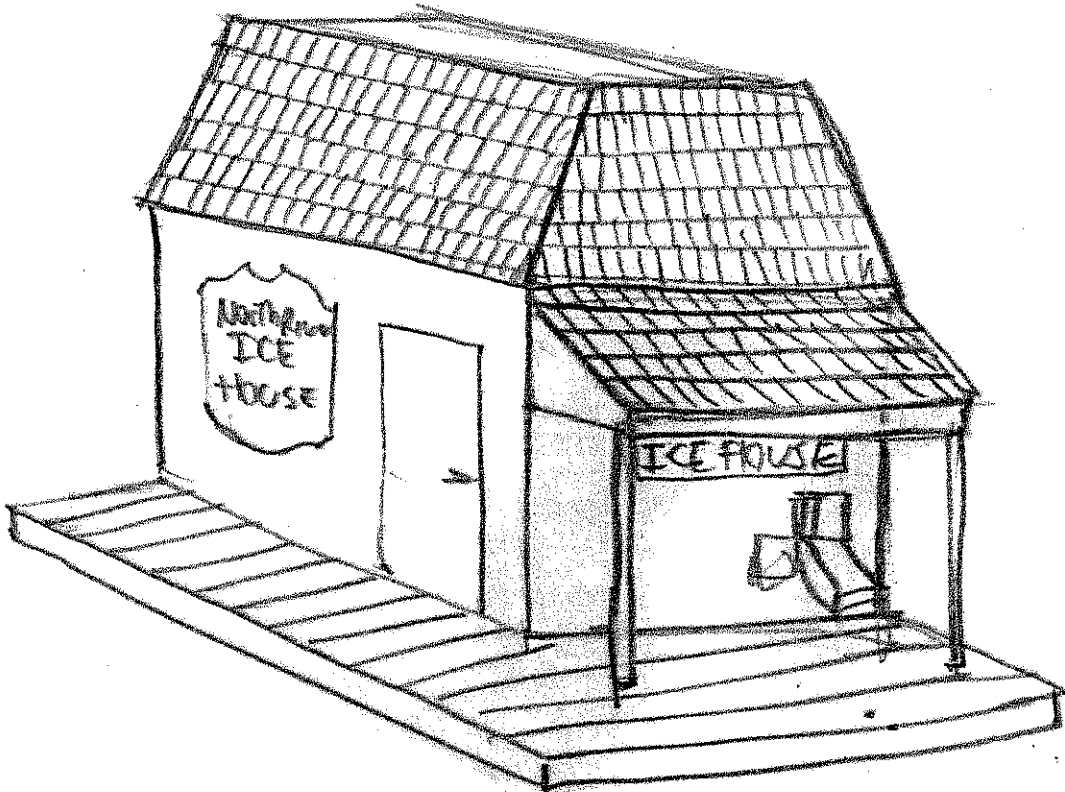


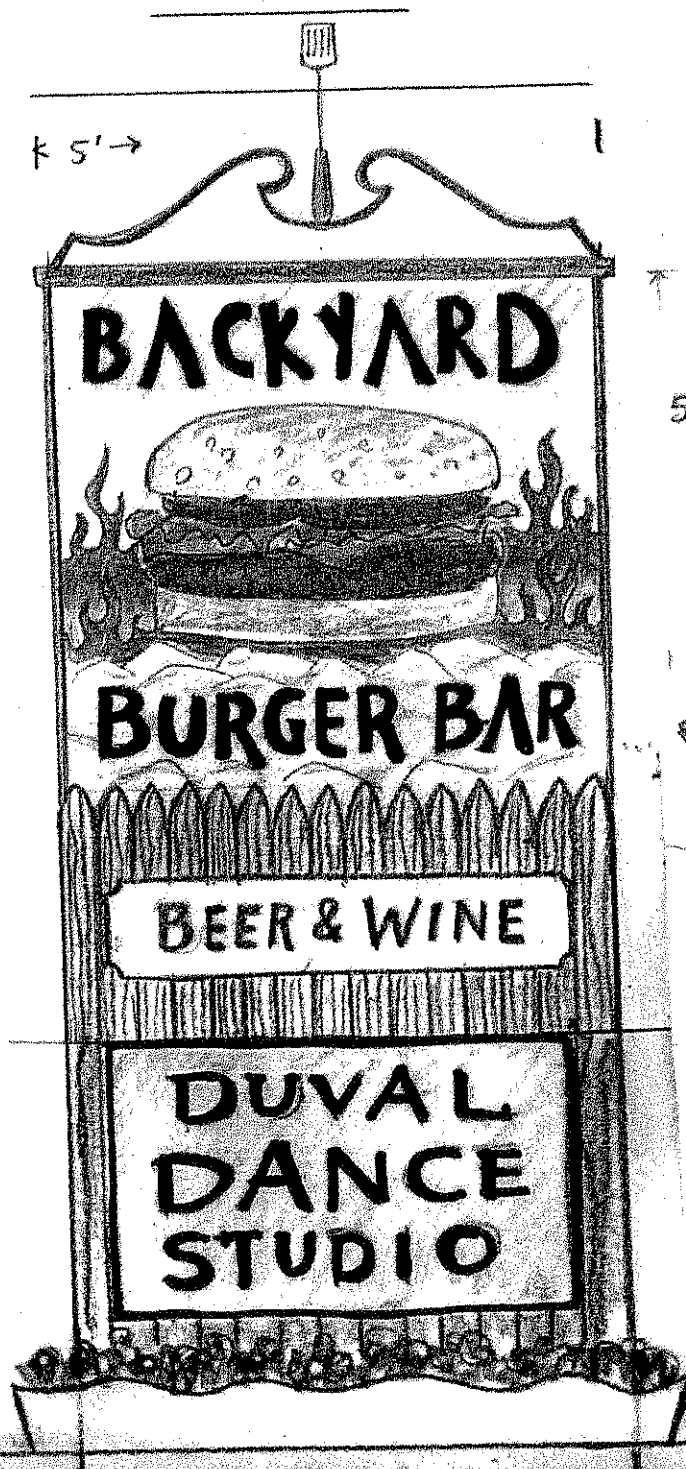
www.yankeewoodcarvers.com

Date: 8/11/11

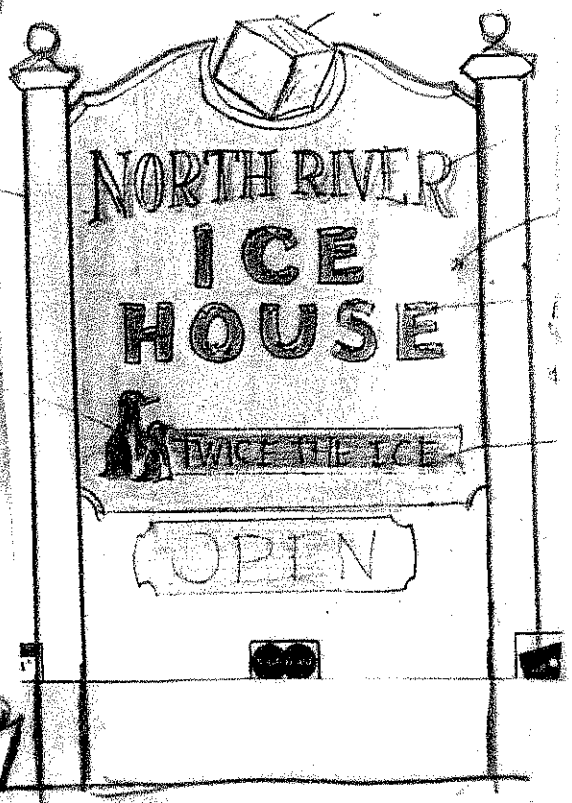
We are pleased to quote as follows:

ICE HOUSE SHINGLED





5' x 5'

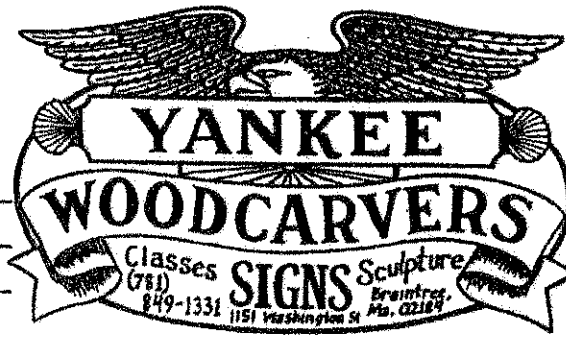


5' x 5'

1151 Washington Street
Braintree, MA 02184
781-849-1331

TO: Dan

781-649-0607



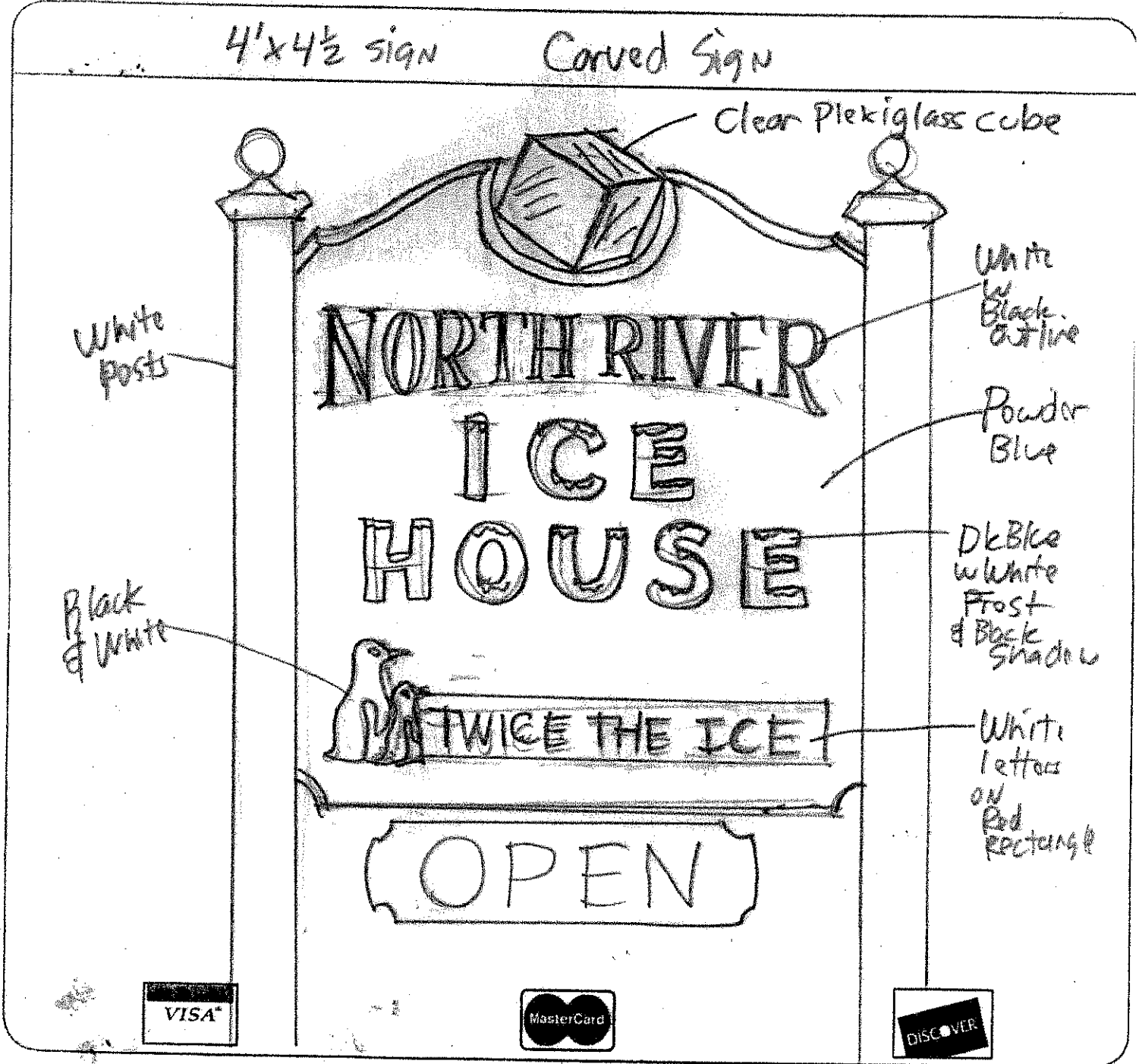
www.yankeewoodcarvers.com

Date: _____

We are pleased to quote as follows:

4' x 4 1/2' sign

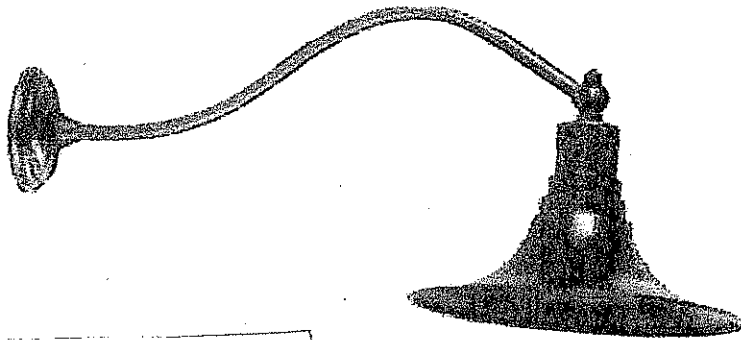
Carved sign



ABOVE PRICES ARE GOOD FOR _____

OFFICIAL SIGNATURE: _____

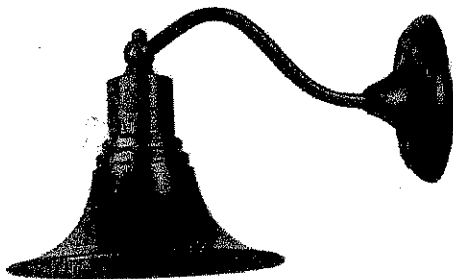
SIDE LIGHTING TO BURGER BAR



Technical Specs

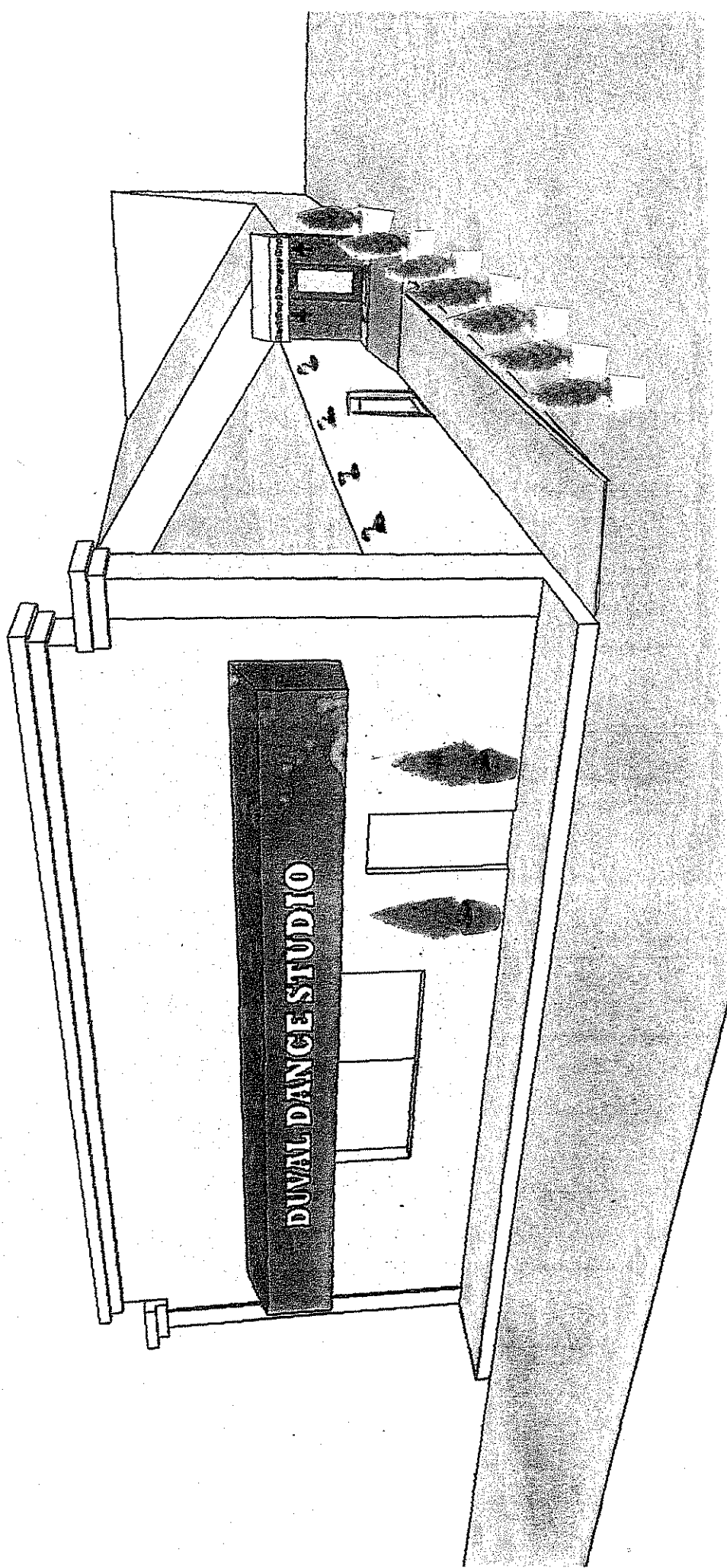
Bulb Base	Medium / E26
Bulb Type	Incandescent
Collection	Dark Sky Collection
Dark Sky	True
Extension	28
Height	12.5
Light Direction	Down Lighting
Number of Bulbs	1
Suggested Room Fit	Outdoor
Theme	Traditional / Classic
Voltage	120
Watts Per Bulb	100
Width	12.5

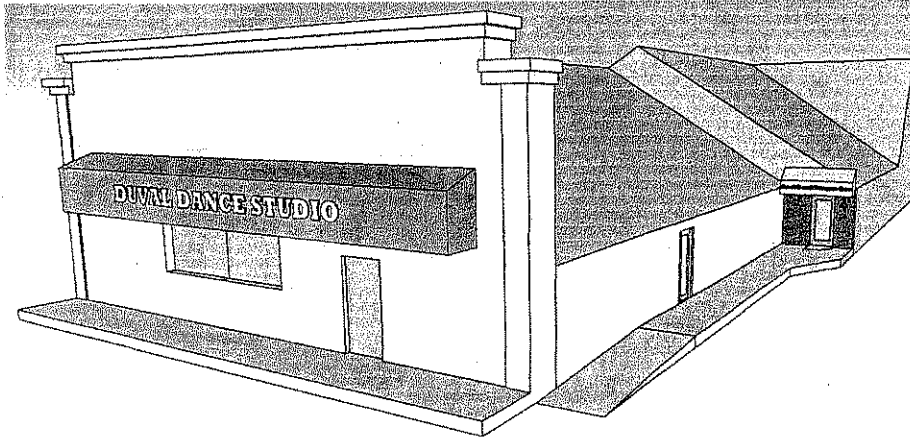
FRONT ENTRANCE TO BURGER BAR



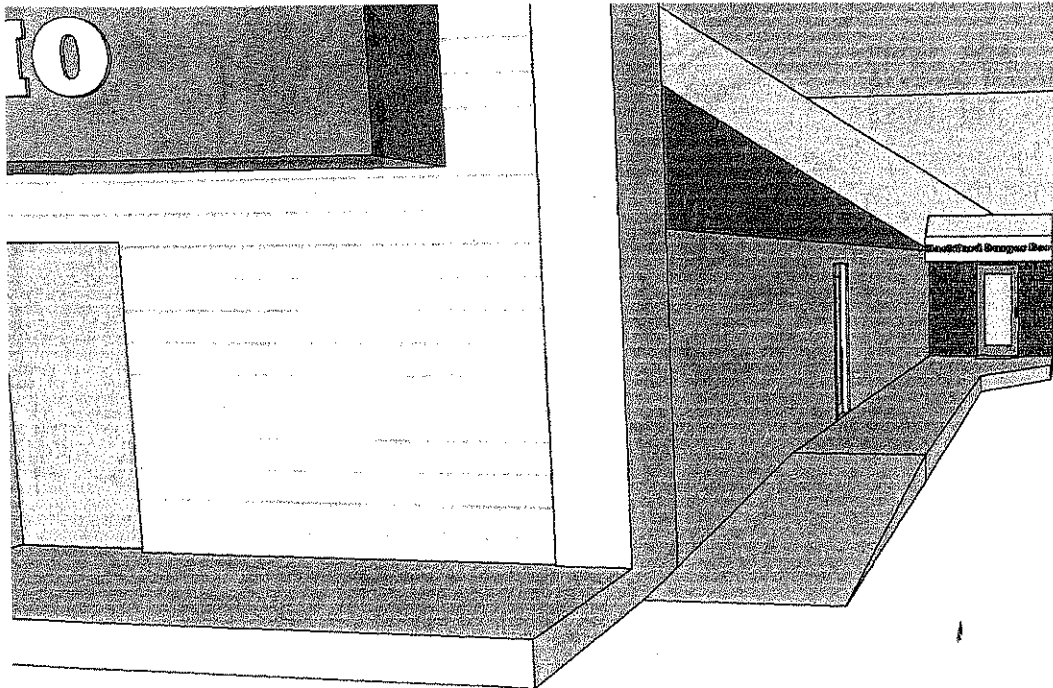
Technical Specs

ADA	No
Bulb Base	Medium / E26
Bulb Type	Incandescent
Configuration	Wall Sconce
Dark Sky	Yes
Extension	13
Height	8
Light Direction	Down Lighting
Material	Aluminum, Brass
Number of Bulbs	1
Product Weight	3.44
Solar	No
Suggested Room Fit	Outdoor
Theme	Country / Rustic
Voltage	120
Wattage	100
Watts Per Bulb	100
Width	8

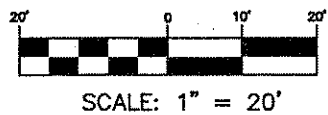
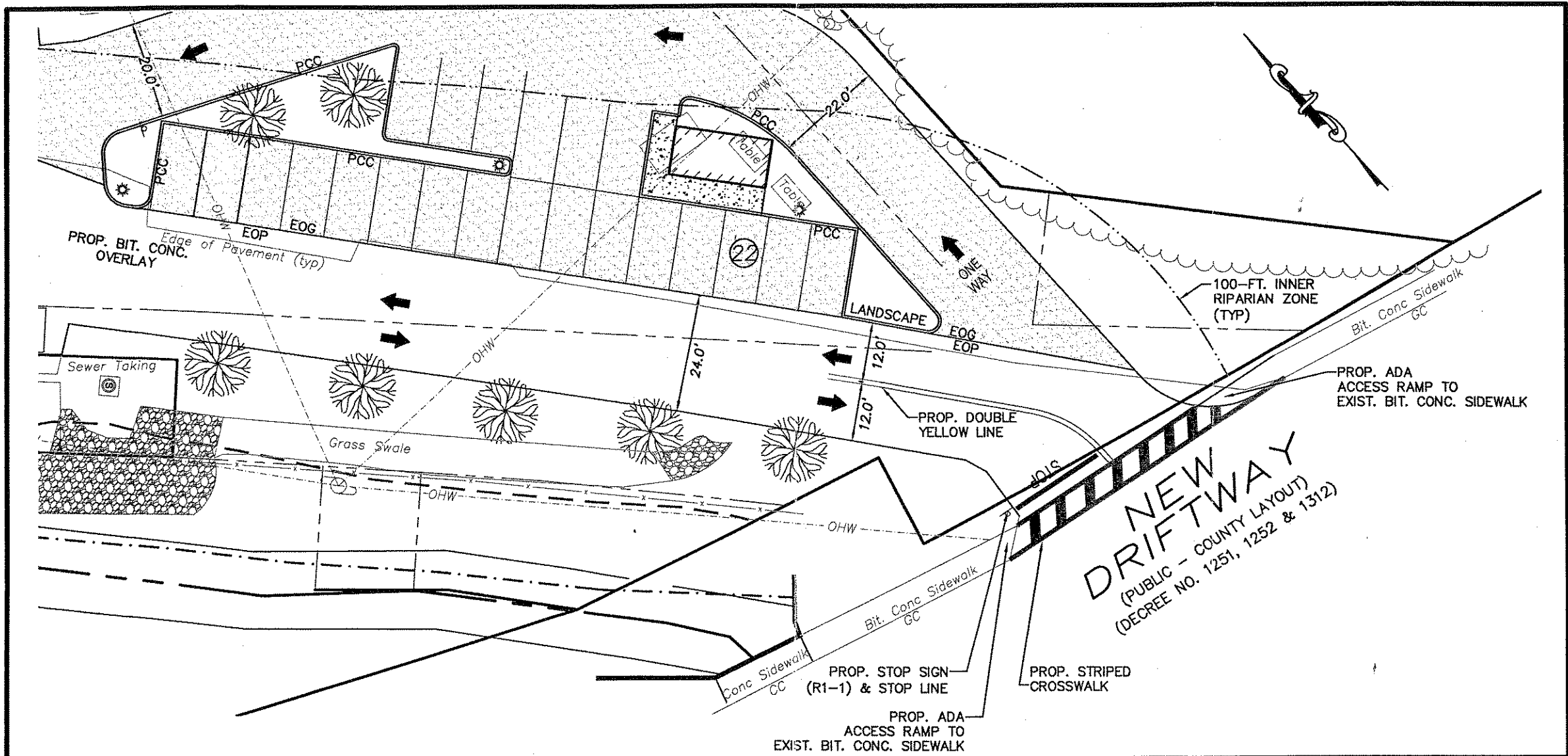




17 New Driftway – Front of Building Elevation



17 New Driftway – Access to “Back Yard Burger Bar”



PREPARED BY:

MORSE
ENGINEERING CO., INC.

19 UNION STREET
P.O. BOX 92
SCITUATE, MA 02066
(781) 545-0895

PROJECT: SITE ENTRANCE PLAN - ALTERNATIVE A
#17 NEW DRIFTWAY
(ASSESSOR'S MAP 53, BLOCK 5, LOTS 27-31)
SCITUATE, MA

APPLICANT: GREENBUSH REALTY TRUST
P.O. BOX 152
GREENBUSH, MA 02040

JOB NO: 11-143	DRAWN: SKP	CHECK: GJM	DATE: 8/10/11
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