

July 27, 2010

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

RE: Site Plan Administrative Review – Village at South River - 8 Dartmouth St.

Dear Mrs. Brown,

At their regularly scheduled meeting of July 22, 2010, the Planning Board voted unanimously to approve the Site Plan for Village at South River, 8 Dartmouth St., Owner/Applicant South River Partners L.L.C., as shown on a Site Plan, Village at South River, 8 Dartmouth Street (a.k.a. 33 Central Avenue) Scituate/Humarock, Massachusetts by Merrill Associates, Inc. dated November 13, 2007 with revisions through May 18, 2010 filed in the Planning Board office with this decision, with the following conditions:

1. All construction shall comply with the Site Plan, Village at South River, 8 Dartmouth Street (a.k.a. 33 Central Avenue) Scituate/Humarock, Massachusetts by Merrill Associates, Inc. dated November 13, 2007 with revisions through May 18, 2010, and Elevations, Materials and Roof plans by Axiom Architects dated March 6, 2008, filed in the Planning Board office with this decision, except if further modified to conform to these conditions.
2. The project will be fully compliant with applicable ADA requirements of the Massachusetts Architectural Access Board.
3. Construction shall comply with all conditions of the board of appeals. Construction of five additional parking spaces shown as potential spaces near the entrance to the project shall be waived unless they are found to be necessary by the Planning Board, after the later of one year from the date of issuance of the certificate of occupancy for the 14th unit, or completion of the project, defined as five years from the issuance of the first building permit.
4. Construction shall comply with all requirements of the Board of Health and Conservation Commission.
5. An Operation & Maintenance Plan for the drainage system shall be included in the Common Area Maintenance documents for the Condominium Association. A copy of the Common Area Maintenance documents shall be provided to the Planning Board prior to issuance of the first building permit.
6. Signs for the entrance to the development shall be located on Central Ave. and shall indicate that this is the entrance to the development. Upon completion of the project, defined as the later of one year from the date of issuance of the certificate of occupancy for the 14th unit, or five years from issuance of the first building permit, the entrance to Dartmouth St. shall not be used except for emergency services and utilities. It shall be kept permanently chained and locked, with the key available in a lock box on the premises as required by the Fire Department.

7. Construction and use of the marina shall comply with the Chapter 91 license and all requirements of the Harbormaster. There shall be no increase in the number of slips or boat berths without the prior approval of the Zoning Board of Appeals.
 - a. Pump-out services will be contracted with a copy of the contract provided to the Board of Health.
 - b. A copy of a written agreement for use of bathrooms at South River Yacht Yard by users of the marina will be provided to the Planning Board and Board of Health. An agreement for use of bathrooms in connection with the marina shall always be maintained with South River Yacht Yard or at another location within 300' of the marina.
8. All construction shall be performed between the hours of 7:00 A.M. and 7:00 P.M.
9. All exterior light fixtures in excess of 6' in height shall be shielded to avoid spilling light onto adjacent properties.
10. Signs will be reviewed and approved by the Planning Board before an application is made for a sign permit.

Very truly yours,

William Limbacher, Chairman

cc: Atty. Walter Sullivan Sr.
Michael Solimando, Jr., Manager, South River Partners, L.L.C.
Neil Duggan, Building Commissioner
Jennifer Sullivan, Director of Public Health