

TOWN OF SCITUATE



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*Planning Board*

March 14, 2010

Mrs. Bernice Brown  
Town Clerk  
Town of Scituate

RECEIVED  
OFFICE OF THE TOWN CLERK  
2010 MAR 26 A 8:43  
SCITUATE, MASS.

**Certificate of Action**  
**RE: Definitive Subdivision Plan, Ingrid Lane off Hatherly Rd.**

Dear Mrs. Brown,

At their regularly scheduled meeting of March 11, 2010, the Planning Board unanimously voted 4-0 (William Limbacher, Nico Afanasenko, Donald M. Walter and Robert Vogel in favor, Donna L. Chisholm abstaining) to grant the following waivers pursuant to Section 3.4 of the Town of Scituate Subdivision Rules and Regulations, in connection with an application for a Definitive Subdivision Plan submitted by Ross Engineering Company, Inc., dated June 10, 2009, as revised through March 10, 2010:

- (a) Section 6.3.3.2. Combining this information on other sheets as appropriate giving the scope of the project (i.e. two single family lots only.)
- (b) Section 6.3.3.6 Provide standard landscaping, commonly associated with a single family dwelling, on the subdivision plan.
- (c) Section 6.3.3.8 Show all easements on the lot plan.
- (d) Section 6.3.4.5 Demonstrate that sight distances have been met from the plans recognizing that the traffic from this project will have less of an impact than other projects that do not require the preparation of a traffic report such as a project proposing two form A lots.
- (f) Section 6.4.1. Given that the right of way is only 89' in length, allow the test pit data performed for the septic systems to suffice.
- (g) Section 7.2.1.2.h No curb returns as the proposed road is an extension of the existing access way.
- (h) Section 7.2.1.8.d See proposed waiver of Section 8.3.3.
- (i) Section 7.2.1.9.a.1 Provide no sidewalks as the entire street consists of a cul-de-sac and there are no sidewalks in the neighborhood.
- (j) Section 7.5.5 Street trees – landscaping shall be provided on individual lots.
- (k) Section 8.3.3 Bituminous concrete shall be replaced with crushed stone as per Planning Board grant of waiver.

- (l) Section 8.3.4 Eliminate the requirement for a sidewalk as per Planning Board grant of waiver.
- (m) Section 8.3.10 See proposed Waiver of Section 7.5.5.
- (n) Appendix B – Eliminate Appendix B – Table of Street Dimensions.

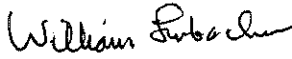
Following the grant of these waivers, the Planning Board unanimously voted 4-0 (William Limbacher, Nico Afanassenko, Donald M. Walter and Robert Vogel in favor, Donna L. Chisholm abstaining) to approve the Definitive Subdivision Plan "Ingrid Lane Definitive Subdivision Plan off Hatherly Road in Scituate, Massachusetts," submitted by Ross Engineering Company, Inc., dated June 10, 2009, as revised through March 10, 2010, subject to the following conditions:

1. All construction shall be completed according to plans entitled "Ingrid Lane Definitive Subdivision Plan off Hatherly Road in Scituate, Massachusetts," submitted by Ross Engineering Company, Inc., dated June 10, 2009, as revised through March 10, 2010, which plan is comprised of the following nine sheets: (1) Cover Sheet; (2) Existing Conditions Plan; (3) Lot Plan; (4) Drainage and Grading Plan; (5) Utility Layout Plan; (6) Water Main Details; (7) Drainage Details; (8) Electric Details; (9) Erosion Control Details, all with the exception of any modifications needed to conform to these conditions (hereinafter, collectively, the "Plan").
2. Ingrid Lane as shown on the plan does not meet current Subdivision Rules and Regulations standards and shall remain private in perpetuity, and shall not be accepted by the Town as a public street or road.
3. Prior to the start of construction, the Applicant shall: Record the endorsed Certificate of Action and the Plan at the Plymouth County Registry of Deeds, and provide proof of recording to the Planning Board.
4. Prior to the start of construction, the Applicant shall hold a pre-construction conference with the DPW, the Town's inspecting engineer, the owner's engineer, the site contractor and the Town Planner. The Applicant shall submit a construction sequencing schedule relating to construction of drainage facilities (if any), and roadways to the Board at the pre-construction conference.
5. A Covenant or other form of surety as provided in MGL Ch. 41 S. 81-U to guarantee construction of Ingrid Lane and drainage improvements, shall be provided to the Planning Board prior to endorsement of the Definitive Plan.
6. Water supply shall be provided by a flow-through looped water main from Hatherly Rd. to Mann Hill Rd. consisting of PVC piping or equivalent.
7. Prior to the issuance of the first occupancy permit for a single family dwelling on any of the lots shown on the Lot Plan (Sheet 3), the Applicant shall submit to the Board proof of recording at the Plymouth County Registry of Deeds of the Homeowners' Association Trust, including the approved Operation & Maintenance Plan, which shall specify that the said Homeowners' Association shall be responsible for maintaining the access ways, the subdivision roadway, tree boxes, drainage channels, infiltration channels and infiltration swales, and all other infrastructure associated with the subdivision.
8. Construction schedules shall be reviewed at the pre-construction conference. The name and phone number of a contact person who is available at all times, in case of emergency, shall be provided.
9. The Planning Board reserves the right to clarify, amend or modify this decision upon application by the property owner/applicant or upon its own motion after considering additional written information or

testimony at a duly noticed public hearing.

10. To avoid concentration of drainage in any one area after construction, the grade of the level spreader shall be confirmed in the As-Built plans.
11. The hours of construction shall be limited to 7 AM to 7 PM weekdays and 8AM to 4 PM Saturdays, with no work to occur on Sundays or holidays, except in case of emergency. There shall be no parking or idling of construction vehicles on Hatherly Rd. or adjacent to existing homes.
12. The lots shown on this plan shall not be further subdivided in such a way as to allow creation of any additional dwelling units.
13. The area shown on the plan south of the line of the 100' buffer to wetlands shall not be disturbed and shall remain in its natural state.
14. The Operation and Maintenance Plan for the drainage system shall be reviewed and approved by David Nyman, P.E.
15. The language of the Homeowners' Association Trust shall be approved by Town Counsel.

Sincerely,

  
William Limbacher  
Vice Chairman, Planning Board

cc: Atty. William Ohrenberger III  
Water View Farm Realty Trust, Edward McLaughlin Trustee  
Director, Department of Public Works  
Building Commissioner  
Conservation Agent  
Director of Public Health