

TOWN OF SCITUATE



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Planning Board

January 2, 2008

Mrs. K. Curran
Temporary Town Clerk
Town of Scituate

RE: Site Plan Administrative Review – Common Driveway – Tilden Rd./33 Tichnor Place

Dear Mrs. Curran,

At their regularly scheduled meeting of December 20, 2007, the Planning Board voted unanimously to approve the Site Plan Administrative Review for a Common Driveway for property owned by William and Linda Kochman and Valley Pasture Real Estate Trust, William and James Kochman, Trustees, at 33 Tichnor Place/Tilden Rd., subject to the following conditions:

1. The Common Driveway shall be constructed according to plans and a cross-section entitled "Common Driveway Plan 33 Tichnor Place in Scituate, MA", by Barbara J. Thissell, P.E., Inc. and Moran Surveying Inc. dated November 8, 2007 with any necessary revisions to comply with the conditions below.
2. The applicant shall obtain all necessary permits from the Building Department, Board of Health, Conservation Commission and other town agencies. All requirements of the Department of Public Works and Fire Department must be met. Turnarounds for emergency vehicles will be provided if requested by the Fire Department.
3. This Common Driveway shall not be extended or connected to any other roadways or Common Driveways, or provide access to any other lots besides Lot 2 and Lot 3. Neither Lot 2 nor Lot 3 shall be further subdivided without Planning Board approval.
4. The Common Driveway shall be owned by the homeowners, and shall always remain private. No maintenance of the Common Driveway shall be performed by the Town.
5. The Common Driveway shall remain gravel in perpetuity.
6. All utilities serving Lot 2 and Lot 3 shall be located underground.
7. Construction of this Common Driveway shall be subject to conditions of the Planning Board's prior approval of work on a Scenic Road (Tilden Rd.)
8. This certification shall be accompanied by as-built plans, signed and stamped by a registered professional land surveyor and the supervising engineer. As-built plans must be provided to the Department of Public Works, with a copy to the Planning Board, within three months of the completion of construction.

9. Failure to comply with any condition of this Site Plan Administrative Review shall cause it to be deemed invalid.

Very truly yours,

Donald Walter, Chairman, Planning Board

cc: William & Linda Kochman
William & Kames Kochman, Trustees, Valley Pasture Realty Trust
Neil Duggan, Building Commissioner
Paul Scott, Acting Director, DPW
Conservation Commission