



600 Chief Justice Cushing Hwy
Scituate, Massachusetts 02066
Phone: 781-545-8730
FAX: 781-545-8704

Planning Board

January 25, 2008

Mrs. Bernice Brown
Town Clerk
Town of Scituate

Denial of Approval

RE: Site Plan Administrative Review: Common Driveway for Great Rock Island and Little Rock Island (Diamond Development, R. T.)

Dear Mrs. Brown,

At their regularly scheduled meeting of January 24, 2008, the Planning Board voted not to grant approval for a Common Driveway for two lots on Great Rock Island and Little Rock Island requested by Diamond Development, R.T. This Common Driveway was shown on a plan titled "2 Lot Common Driveway Plan for Great Rock and Little Rock Islands in Scituate, Mass.", dated December 11, 2007, by Ross Engineering Co., 683 Main Street, Norwell, MA 02061.

This application followed a previous application for a Definitive Plan for this property for five lots. The Planning Board's vote to disapprove this Definitive Plan was filed with the Town Clerk on May 16, 2007. Another application for a Special Permit for a three-lot Common Driveway for this property and an adjoining property was withdrawn by the applicant. The notice of withdrawal was filed with the Town Clerk on August 20, 2007.

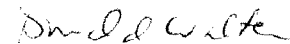
Following extensive public input in the forms of letters and statements at their meeting, the Planning Board voted not to grant approval of the proposed Common Driveway for two lots for the following reasons:

- 1) Two lot Common Driveways require a Site Plan Administrative Review. The Standards of Review of Section 770.5 of the Zoning Bylaw apply to these applications. Paragraph A of this Section requires protection of adjoining premises from detrimental and offensive methods of utilizing a site. This proposed Common Driveway would create an attractive nuisance for children and adults detrimental to adjoining properties. The end of Glades Rd. is already a location where traffic turns around regularly, many times a day according to residents of the neighborhood. The Common Driveway entrance would further invite traffic to turn around, creating noise and disturbance extremely close to an existing home at 159 Glades Rd.
- 2) Placement of a gate across the Common Driveway will have limited effect on turn-around traffic, and on traffic safety. The gate will need to be placed so cars can pull in off Glades Rd. before the gate. This will still allow turn-around traffic.
- 3) Scituate Zoning Bylaw Section 770.5 Paragraphs B and C require applications to provide for safety and ease of access at street and highway entrances, and to provide for the safety and

adequacy of the driveway layout, respectively. A Common Driveway in this location would present a serious problem for traffic safety. The section of Glades Rd. where the subdivision road intersects is a very congested area, with homes on small lots close to a narrow road. The entrance to the Common Driveway is across the street from a heavily-used pedestrian entrance to the beach. Many pedestrians walk to the beach on Glades Rd., including small children and mothers with strollers. There are no sidewalks in this area. The driving surface of the Common Driveway is approximately 10' from an existing home at 159 Glades Rd. and its right of way is only 20' wide at the entrance from Glades Rd. There is an easement serving homes at 163R Glades Rd. and the McGovern property which crosses the proposed Common Driveway, adding to the problems of congestion and traffic safety.

- 4) Section 780.7 C. of the Zoning Bylaw (Design Standards for Common Driveways) prohibits construction of any Common Driveway off any cul-de-sac or dead-end of a public or private way. Glades Rd. is a dead-end public way. The length of Glades Rd. from Bailey's Causeway, the nearest intersecting road, to the entrance to the Common Driveway is approximately 2,200 ft.
- 5) Section 780.1 of the Zoning Bylaw states that a Common Driveway less than five hundred (500) feet in length serving two lots with adjoining legal frontage shall be subject to the provisions of Section 740, Site Plan Administrative Review. Lots 1 and 2 that would be served by the Common Driveway are two islands. The frontage for Lots 1 and 2 is clearly not adjoining.

Sincerely,



Donald M. Walter, Chairman
Planning Board

cc: Diamond Development, R.T.
Atty. Michael Hayes
Board of Selectmen
Acting Director, Department of Public Works
Building Commissioner
Director of Public Health