

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

September 28, 2011

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

**RE: Site Plan Waiver – 1010 Chief Justice Cushing Highway
Scituate Racquet & Tennis Club**

RECEIVED
OFFICE OF THE TOWN CLERK
2011 SEP 28 P 10 22
SCITUATE, MASSACHUSETTS

Dear Mrs. Brown:

Please be advised that at the September 22, 2011 Planning Board meeting, William Limbacher, Robert Vogel, Dr. Nico Afanasenko, Daniel Monger and Eric Mercer being present and voting, the following Motion was voted favorably with a unanimous vote of the members present:

MOTION: Move to grant the site plan waiver for the Scituate Racquet and Fitness Club, for the improvements shown on the Site Plan titled Scituate Racquet Club Plan of Land by James Engineering, Inc. dated June 8, 2011, with the following conditions:

REQUIRE COMPLIANCE WITH SPECIAL PERMIT

1. The applicant shall maintain the detention basin as required by the special permit, and complete fence repair and other outstanding items from site plan special permit before applying for a building permit for the expansion.
2. The dumpster shall be enclosed within a solid fence with a gate for access as shown on the special permit plans. There shall be no storage of trash outside the building except within the dumpster.

BUILDING DESIGN/LANDSCAPING

3. Unless the applicant obtains approved of the Design Review Committee, the same colors and materials will be used on the portion of the new addition in the Town of Scituate.
4. The owner shall add landscaping along the side of the building facing Chief Justice Cushing Highway such as shrubs on trellises. All landscaping shall be maintained in good condition by the owner. Any landscaped trees, shrubs or perennials which die shall be replaced.

5. The requirements of the Town of Scituate and Town of Cohasset Fire Chiefs shall be incorporated as conditions of this decision.
6. A minimum sight distance of 555' (AASHTO recommended distance for 50mph) shall be maintained in both directions.
7. Sight lines shall be measured in accordance with AASHTO standards for intersection sight distance and stopping sight distance.
8. The owner shall continue to trim vegetation a minimum of 2' in front of and 2' behind the guardrail on Chief Justice Cushing Highway on the south side of the property and 4' back from the road to the rock face on the north side of the property at least monthly during the growing season. If any trimming is within 100' of wetlands, approval of the Conservation Commission must be obtained.
9. Lighting shall be installed to illuminate the business sign at the entrance. The stream of light shall be shaded or baffled so as not to spill light onto adjacent properties.
10. The total number of memberships at the Scituate Racquet and Fitness Club shall not exceed 725. The Scituate Racquet and Fitness Club will provide the Planning Board the actual number of members on 9/30 of each year.

Very truly yours,

William Limbacher ^{LH}

William Limbacher, Chairman

Cc: Planning Board
Al Bangert, Director, DPW
Neil Duggan, Building Commissioner
Chris Horne

Town of Scituate

Fire Department



Richard A. Judge
Chief of Department
Chief@scituatefire.org

149 FIRST PARISH ROAD
SCITUATE, MASSACHUSETTS 02066-4045
TELEPHONE (781) 545-8749
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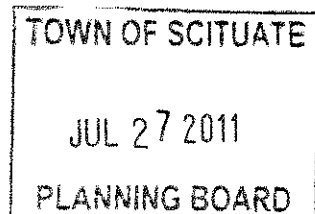
July 25, 2011

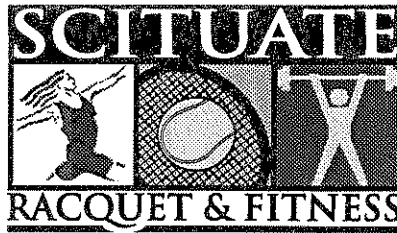
TO: Planning Board

FR: Richard Judge
Fire Chief

RE: Site Plan Waiver: Scituate Racquet & Fitness Club 1004 & 1010 CJC Highway

The Fire Department will require the items listed in Chris Horne's letter dated July 25, 2011 (attached).





Providing Recreation For Over 40 Years

July 25, 2011

Scituate Fire Department
First Parish Rd.
Scituate, Ma. 02066

To Scituate Fire Chief

After the visit on July 25th I am confirming;
The present sprinkler system will be expanded and we will not need a second riser


Quality Automatic Sprinkler Corp.
Rockland Mass. 781-878-4052 Ma. Lic # 2766

The Fire alarm will be extended to cover the new addition along with a new bugler alarm monitored by Jאלanco of Hanover Ma.

As discussed we will move the dumpster pad located at the North west corner of parking lot to the North East to make room for an emergency turn around adding an addition of 40ft to the existing dumpster space.

With signage NO PARKING EMERGENCY PARKING ONLY

Thank You


Chris Horne
781-545-1184

CC: Cohasset Fire Dept.

