

Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



MEMORANDUM

Date: November 8, 2006

To: DPW
Planning Board
Board of Health
Board of Selectmen
Town Administrator
Conservation
Building Department
Fire Department
Police Department
Traffic Rules and Regulations
Design Review

From: Zoning Board of Appeals

Re: Herring Brook Meadow- Application for Chapter 40B

A Public Hearing on the attached application has been scheduled for **Wednesday, November 29, 2006** at 7:00 PM in the Library at the Scituate High School.

We would appreciate receiving any comments you may have on the attached material. The file for this application is located in the Building Department. You may, of course, participate in the hearing.

Thank you in advance for your assistance.

JD/nh

TOWN OF SCITUATE

BOARD OF HEALTH



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone (781) 545-8725
Fax (781) 545-8704

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Jennifer L. Sullivan, Director of Public Health
RE: Herring Brook Meadow 40B Application
DATE: November 9, 2006

The septic system for this complex exceeds 10,000 gpd therefore it will be approved by DEP. However, I think all involved would like to at least have a short narrative description of the type of system and how DEP and the Board of Health will interact on the system. The Board of Health will have to issue a disposal works construction permit for the installation, I believe. You and other interested parties may want to know why they chose the I/A they did and more about the "chemical building" and its potential risks.

Cc: Board of Health
Board of Selectmen
Town Administrator
Conservation Commission
DPW
Planning Board
Fire Department

Scituate Police Department

Community Services

Brian E. Stewart
Chief of Police

Arthur O. Wood III
Community Service Officer

13 November 2006

TO: Chief Brian E. Stewart
FROM: C.S.O. Arthur O. Wood III
SUBJECT: Herring Brook Meadows Development

I have reviewed the Traffic Impact Study portion of the plans for this project and have the following observations and questions based on it:

- The traffic report generated for the Herring Brook Meadow development seems to base it's conclusions on the presumption that the northwesterly flow of traffic on Route 3A is a 40 m.p.h. speed zone, when, to my observation, this is, in fact a 50 m.p.h. speed zone. How does this affect the conclusions reached in the study?
- There is no mention of the profile of the road in the area of the development, when there is an observable grade in the location near Martha's Lane as you travel northwest on Route 3A that could impact sight distance.
- Was any data collected during the traffic study that would indicate what observed speeds are at the location, as opposed to what the speed limit is?
- Does the study adequately address the impact of the MBTA Greenbush terminus at Driftway, and how this will affect traffic by this location? The parking area for this facility will accommodate approximately 1100 vehicles and would conceivably draw traffic from communities south of Scituate along the Route 3A corridor by this site.



MEMOMORANDUM

Date: November 14, 2006

To: Mark Mason, Superintendent of Schools

From: Zoning Board of Appeals

Re: Herring Brook Meadow- Application for Chapter 40B

A Public Hearing on the attached application has been scheduled for **Wednesday, November 29, 2006** at 7:00 PM in the Library at the Scituate High School.

We would appreciate receiving any comments you may have on the attached material. We would specifically like commentary on the impact the project would have on the Town's schools and buses. The file for this application is located in the Building Department. You may, of course, participate in the hearing.

Thank you in advance for your assistance.

JD/nh

MEMORANDUM

TO: ZONING BOARD OF APPEALS
John F. Danehey, Chairman

FROM: TRAFFIC RULES AND REGULATIONS COMMITTEE
Dorothy M. Cook, Chairman

RE: Herring Brook Meadow

DATE: November 15, 2006

The TRRC is in receipt for plans for the above proposed development, and note that our comments have been requested in time for the November 29, 2006 Zoning Board of Appeals meeting.

As our next monthly meeting will be held on December 4, 2006, and this application will certainly be continued, we request that our review of the plans and our comments be considered for the subsequent ZBA meeting regarding this project. Thank you.

DMC/jmm

cc: Paul T. Reidy, Chairman, Board of Selectmen