

Chairman Robert S. Knox called to order a meeting of the North Scituate District Review Committee (VDRC) on June 20, 2013 at 7:00 p.m. Members present were Sacha Anthony Hummel, Norma Knox. Michael Charland and Mark Laprade were absent.

Motion was made by Sacha Anthony Hummel and seconded by Norma Knox to accept the minutes of May 16, 2013, unanimously voted to accept.

PRE-APPLICATIONS

Scituate Liquor Shoppe- 30 Hartford Pike-Plat 16 Lots 52 and 67-Proposed retail building for deli and bakery. Owners of the property John Angell and Phil Venes were present. John Rockwell from Coventry Architect Company was also present. The applicants expressed their desire to develop vacant property and utilize the space. The constraints with the property are a drain line, which they have been in contact with the state about. The property also has a small amount of wetlands on it. They are proposing building a “Lazy L” shape building with 3 units, (1,100sq ft each unit) with an 8ft walkway below overhang. The building would be made of block material and have a metal fabricated roof. Chairman Knox suggested staying with a clapboard design for siding and traditional style shingled roof, the reason being it will fit more with the character of the buildings in the village area. At the present time they are not building the units to suit any potential renter. Phil Venes suggested that he would like to see the units have more of a “house” appearance to each unit. Chairman Knox mentioned the required

number of parking spaces must be considered in the planning stages.

The architect stated that the proposed parking area is already in excess of what is required. The architect informed the committee that the next step per David Provonsil would be to go the Zoning Board to get a variance for a special use permit. The architect then asked the committee members what information would be necessary for the Zoning Board. Chairman Knox stated, first approval of the variance would have to be made for the project and then come back to the Overlay Committee with exact plans and designs. The more information (design, siding and roof materials, parking, signage and lighting) that is presented at the meeting, less chance of having to come back to the committee for additional approvals. Chairman Knox also stated that if the owners were to combine both pieces of property that would limit the amount of signage that is allowed without getting a variance. A total of thirty-two (32) square feet, with six (6) square feet free standing signage is allowed for the property. The current Scituate Liquors sign is a non conforming sign.

OLD BUSINESS

A letter from Building Official, David Provonsil, stated that the property owner of 169 Danielson Pike is having her contractor install a “built-in” raised panel effect to comply with approved side panels on either side of the front door. She has also agreed to correct this oversight by requiring her contractor to complete the work A.S.A.P.

A letter from Building Official, David Provonsil, regarding the property located at 623 West Greenville Road (Baptist Church), that he has no authority or jurisdiction to resolve the matter of the

“parking area”. It must be resolved by Article IV- Section 14.1 D. 7 Appeals. The Building Official cannot force an applicant to apply for an appeal.

Sacha Anthony Hummel feels that this statement is creating precedence, that an applicant can do anything they want, there are no repercussions.

A letter will be written to the Town Council asking their opinion about how the

Overlay Committee should handle the issue of applicants not complying to approved

application.

Property located at 90 Danielson Pike (Enza’s) Building Official, David

Provonsil asked Chairman Knox if the committee was willing to hear a different revised

plan. Chairman Knox stated “NO” that the committee has previously stated that they

wanted the applicant to stick to the previous approved application.

David Provonsil

stated that he would send a letter to the property owners, stating that they are in violation.

Applicant could appeal this to Zoning. Mr. Provonsil stated that there could be a

problem, due to the fact that no building permit is required for parking lot. Chairman

Knox then stated that Mr. Provonsil said maybe I made a mistake sending the applicant

to you for approval, due to the fact that no building permit was required for the project.

Mr. Provonsil than stated he obtained legal advice for this matter and was told that since

he informed the applicant that they had to come before this committee for approval and

the applicant agreed and came to this committee for approval, the applicant is legally

responsible to abide by the decision that were approved by this

committee. Chairman

Knox said that he needs to call Mr. Provonsil with a decision from this committee.

The committee has decided that the applicant must comply with the original approved

application.

Chairman Knox informed the committee members that Mr. Provonsil stated that any

committee member can approach applicants project and if the applicant is not doing

the approved plans, the committee can stop the project., according to Sec 14.1 A 5.

Norma Knox disagrees with Mr. Provonsil stating that this committee can assist in

an advisory capacity only. She would like this statement to be included in the letter to the

Town Council.

NEW BUSINESS

Chairman Knox stated the Mr. Provonsil visited the property located at 97 Danielson Pike (Adam's property) and is seeking help asking if any of the committee members know of any funds are available to help with the property buildings (garage falling down and is a hazard).

ADJOURNMENT

Motion was made by Sacha Anthony Hummell and seconded by Norma Knox to adjourn at 7:50 p.m., unanimously voted to accept.

Respectfully submitted,

Kathleen E. Blaine