

Scituate Zoning Board, January 19, 2012
TOWN OF SCITUATE MASSACHUSETTS

Scituate Zoning Board of Appeals
Meeting Minutes
January 19, 2012

PRESENT: Peter Morin, Chairman, Brian Sullivan, Sara Trezise,
Edward Tibbetts and John Hallin.

ALSO PRESENT: Neil Duggan, Building Inspector/Zoning Enforcement
Officer.

The Scituate Zoning Board of Appeals held a public hearing on
January 19, 2012 at the Scituate Town Hall located at 600 Chief
Justice Cushing Highway, Scituate. The meeting was called to order at
7:00 P.M.

Whitcomb Pines, LLC requests a modification of their Comprehensive
Permit issued on January 27, 2004 for the property located at 150
Mann Lot Road (23-1-6, 19F and 23-1-6).

Jack Livingston was present.

Mr. Livingston was requesting to change the triplex units into duplex
units. The new State Building Code requires sprinklers for all triplex
units. The cost for sprinklers would be about \$50,000.00 per triple unit
and he felt this would be a financial hardship. They would like to keep
the same number of units but with extra buildings. There were 16 total
buildings in the project. The proposal is for 4 triplexes (already built), 2
proposed triplexes and 9 proposed duplexes plus the 2 they have
already built.

Peter Morin- asked about the financing.

Jack Livingston- there was no problem with the financing.

Neil Duggan- felt that Mr. Livingston was caught up by the new State

Building Code requirements.

Jack Livingston- would like to add as many duplexes as possible while keeping within the setbacks.

Peter Morin- would like to protect the record by having a revised plan approved by the Board and submitted to the record.

Sullivan moved to amend condition one by allowing the substitution of two-unit buildings for the three-unit buildings, seconded by Tibbetts, all in a favor, unanimous.

Continued from December 15, 2011: Joan McCafferty and Timothy Carty of 61 New Driftway, Scituate, MA 02066 requests a special permit under section 420 (3) BB and 950.3 of the Scituate Zoning Bylaw to operate a commercial kennel at 61 New Driftway.

Joan McCafferty and Timothy Carty were both present.

They would like to continue the doggie daycare business at 61 New Driftway.

Neil Duggan- the previous business/use did not board dogs overnight. They were changing the use so they would need a special permit.

Edward Tibbets- asked about the animal hospital.

Neil Duggan- that was permitted before his time.

Tibbetts moved to grant the special permit for a commercial kennel at the site, seconded by Sullivan, all in favor, unanimous.

James Lewis requests a Flood Plain Special Permit pursuant to MGL Ch. 40A Sections 9 and 11 and Section 470.6 (F) of the Town of Scituate Floodplain and Watershed Protection District bylaw to substantially improve a multi-family dwelling located at 153 Jericho Road.

Attorney Frank Colpoys and John Lewis were both present.

Attorney Colpoys- they were here on a housekeeping item. After a discussion with Neil Duggan it was decided the applicant needed a permit under 470.6 (F).

Member of the audience asked about parking for residents and their visitors. She wanted to know if there was a restriction on open decks.

Peter Morin- they satisfied all parking issues at the December 2011 meeting for their special permit.

Owner of 133 Jericho Road- spoke in favor of the application.

Sullivan moved to grant the flood plain special permit, seconded by Tibbets, all in favor, unanimous.

Respectfully Submitted,

Nicole Harris