

**Scituate Zoning Board of Appeals Meeting Minutes
January 21, 2016**

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PRESENT: Sara Trezise, Chairman, Ed Tibbetts, Frank Lynch and John Hallin.
Also Present: Bob Vogel, Local Building Inspector.

The Scituate Zoning Board of Appeals held a public hearing on January 21, 2016 at the Scituate Town Hall located at 600 Chief Justice Cushing Highway, Scituate. The meeting was called to order at 7:00 P.M.

First Application: Jonathan Aprea of 23 Shipyard Drive, Hingham, MA requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit on behalf of John M. Creedon to raze a single story non-conforming garage and construct a two story garage in a larger footprint keeping the same non-conforming setbacks. The property is located at **4 Grasshopper Lane, Scituate, MA (Assessor's Map 7, Block 7, Parcel 2)**.

The Applicant requested to continue the hearing until the February 18, 2016 meeting per a letter dated January 14, 2016 (see file).

Mr. Lynch moved to allow the Applicant to continue the hearing to the February 18, 2016 meeting, seconded by Mr. Hallin. All in favor, unanimous.

Second Application: David Comeau of 6619 S. Dixie Hwy- Unit 376, Miami, FL requests a Flood Plain Special Permit under section 470.6F and a Finding/Special Permit or Variance under M.G.L. Chapter 40A, Section 6 and 10 to raze and reconstruct non-conforming single family dwelling adding more than 20% to existing gross floor plan located at **169 Jericho Road, Scituate, MA (Assessor's Map 46, Block 14, Parcel 10)**.

The Applicant requested to continue the hearing until the March 17, 2016 meeting per a letter dated January 13, 2016.

Mr. Lynch moved to allow the Applicant to continue the hearing to the March 17, 2016 meeting, seconded by Mr. Hallin. All in favor, unanimous.

Third Application: Peter B. Princi of 51 Turner Way, Norwell, MA requests a Special Permit/Finding under M.G.L. Chapter 40A, Section 6 to raze a non-conforming single story garage and construct a two story guesthouse in the same non-conforming footprint at **134 Humarock Beach Road, Scituate, MA (Assessor's Map 71, Block 5, Parcel 11)**.

The Applicant requested to withdraw the application without prejudice.

Mr. Lynch moved to permit withdrawal of the application without prejudice. Motion seconded by Mr. Hallin, all in favor, unanimous.

Fourth Application: Richard Spence of 71 Williamsburg Drive, Scituate, MA requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit to add more than 20% to the pre-existing non-conforming dwelling located at 54 Dreamwold Road, Scituate, MA (Assessor's Map 33, Block 3, Parcel 12).

Representing the Applicant: Greg Morse, Registered Engineer, Morse Engineering.
Documents submitted: Site plan dated January 21, 2016.

Mr. Tibbetts recused himself.

Mr. Morse described the application to the Board stating the proposed garage would be attached to the left of the existing dwelling with the two story addition off the left rear. The home was built in 1931 with a square footage of 1530 and is nonconforming in lot area (19,406 sq. ft. where 20,000 sq. ft. is required) and lot width (115' where 125' is required). The proposed addition would have a square footage of 2762 which represents an increase of 80.2%. The side, rear and front setbacks will all be conforming.

Mr. Hallin inquired about the location of the septic system.

Mr. Morse explained the septic system is located in the rear of the property and will be in full compliance.

Ms. Trezise opened the meeting for public comment.

Edith Tibbetts of 50 Dreamwold Road stated her support of the proposed plan.

There were no further comments.

Mr. Lynch moved on the application on 54 Dreamwold Road for a Special Permit that the Board find the existing proposed structure is nonconforming with respect to lot area and lot width, that the proposed addition to the existing home will not increase any nonconformity nor will it intensify any existing nonconformity and that, therefore, the Applicant be granted a Special Permit.

Motion seconded by Mr. Hallin, all in favor, unanimous.

Fifth Application: IM Culinary Consulting Corp. of 555 Canal Street Penthouse, Manchester, NH 03101 request a M. G.L. Chapter 40A, Section 6 Finding/ Special Permit to construct a covered entry on front of his non-conforming dwelling 15.8' from Summit Avenue. The property is located at 10 Summit Avenue, Scituate, MA (Assessor's Map 13, Block 2, Parcel 27).

Representing the Applicant: Mr. Jack Reardon, Building Contractor.

Mr. Reardon explained the Applicant's proposed portico addition on the front of the existing dwelling. The proposed addition includes a porch with composite decking, columns and a roof

over the entry of the existing dwelling built in 1920. The property is located in the R3 zone and is nonconforming with respect to the front yard setback (19.5' where 30' is required). The proposed addition would increase the existing nonconformity from 19.5' to 15.8'.

The Board discussed the creation of a new nonconformity versus an extension of an existing nonconformity. The proposed portico addition would extend the existing nonconformity. The Board reviewed and discussed the set backs of other homes in the neighborhoods and the merits of a covered entry portico.

There were no comments public comments.

Mr. Lynch moved on the application for a Special Permit at 10 Summit Avenue, Scituate that the Board find the property is nonconforming with respect to the front setback, that the proposed portico addition as set forth in the plan by Grady Consulting dated December 16, 2015 does increase the nonconformity as set forth in the plan, but the Board finds the increase is not more substantially to the neighborhood than the existing structure and therefore the Board grant a Special Permit not to exceed a 4'x 4' portico.

Mr. Lynch made a motion to adjourn, seconded by Mr. Hallin, all in favor, unanimous. Meeting adjourned at 7:45pm.

Respectfully Submitted,



Anne M. Kelly