

TOWN OF SCITUATE



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*Planning Board*

**Accessory Dwelling Special Permit – 44 Rebecca Road**  
**Decision: APPROVED with Conditions**

Owner: David S & Joanne Cole Ball  
Applicant: David & Joanne Ball  
Date: March 13, 2015  
Location: 44 Rebecca Road  
Assessor's Map: # 46-3-14

Plans: Floor plan of accessory dwelling drawn by applicant received 2-17-15, Mortgage Inspection Plan for 44 Rebecca Road showing house and parking for 5 cars received 2-17-15

Members Hearing Special Permit Application: William Limbacher, Chairman; Stephen Pritchard, Richard Taylor, Robert Vogel and Robert Greene.

**Background:** The property is located in the Residential R-3 Zoning District and Floodplain and Watershed Protection District. The lot area of the property is 15,600 sq. ft. The existing dwelling located on the property known as 44 Rebecca Road has 1,776 sq. ft. of floor area according to the application submitted and Assessor's Field Card. The proposed accessory dwelling will be created by adding a kitchenette to the one bedroom unit located in the existing dwelling. Based on a floor plan submitted by the applicant, the interior floor space of the proposed accessory dwelling will be 420 sq. ft. It is proposed to be authorized as a second legal living unit on the same lot through approval of an accessory dwelling special permit by the Planning Board. The floor area of the accessory dwelling will be approximately 420 sq. ft. and is less than the 750 sq. ft. allowed by the bylaw. The applicants have signed a notarized statement that they will occupy one of the dwelling units on the property.

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**Procedural Summary:** This request for a Special Permit was filed with the Town Clerk and the Planning Board on February 5, 2015. A Public Hearing before the Planning Board was duly advertised and notices sent to all abutters in accordance with MGL Chapter 40A. The hearing was opened on March 12, 2015 and closed on the same date when the Planning Board approved the Special Permit with conditions.

**Hearing Summary:** The public hearing was opened on March 12, 2015 with Applicant David Ball present and closed on the same night when the special permit was approved with conditions.

**Public Comment:** The Planning Board received one comment letter from Mary E. Sullivan who indicated she was not opposed to granting approval of the project.

**Findings of fact:** Following a motion duly made and seconded, the Planning Board voted to make the following Findings of Fact concerning the accessory dwelling at 44 Rebecca Road:

1. According to Town of Scituate Assessor's records, the property at 44 Rebecca Road is owned by David and Joanne Ball. The property is located in the Residential R-3 zoning district and the Flood Plain & Watershed Protection District on a lot of 15,600 sq. ft.
2. On February 5, 2015, David Ball applied for a special permit for an accessory dwelling within a single family house on property at 44 Rebecca Road.
3. According to the application, the floor area of the primary dwelling is 1,776 sq. ft. The floor area of the accessory dwelling as shown on the enclosed plan is 420 sq. ft. The floor area of the accessory dwelling will be less than 750 sq. ft. It meets the size requirements of 530.2F of the zoning bylaw for accessory dwellings.
4. The accessory dwelling is under 750 sq. ft. in size and has one bedroom. It is subordinate to the primary dwelling.
5. The application indicates there is room to park four (4) cars in the existing driveway and one (1) in front of the porch. This appears adequate to provide two parking spaces for the accessory dwelling and parking for the primary dwelling.
6. The applicants have submitted a signed, notarized statement that they will live on the property. The special permit will be recorded. Any future new owner will need to file an affidavit with the Planning Board that they occupy the property.
7. The property is on town sewer.
8. One accessory dwelling unit is contained on the lot in a single family house. It will be a separate housekeeping unit.
9. There are no new exterior stairs.

10. The application meets the standards of Scituate Zoning Bylaw for an Accessory Dwelling Special Permit.
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**Decision:** A motion was duly made and seconded to approve the Accessory Dwelling Special Permit for 44 Rebecca Road with the following conditions:

1. The applicant shall meet all requirements of the Building Department, Board of Health, Department of Public Works, Fire Department, Water Department and other town agencies.
2. Except for any changes necessary to meet these conditions, any construction shall conform to the plans submitted with the application and filed with the decision in the Town Clerk's office.
3. The property at 44 Rebecca Road shall contain a maximum of two dwelling units, the primary dwelling and the accessory dwelling as proposed. The footprint, number of bedrooms and/or square footage of the accessory dwelling shall not be increased without prior approval of the Planning Board. The number of bedrooms in the accessory dwelling is limited to one, in the location and size indicated on the first floor plan submitted with the application and attached to this decision.
4. The owner of the property shall reside on the property as long as it contains an accessory dwelling unit.
5. The Planning Board will require an on-site inspection for conformance to the approved plans and these conditions prior to a Certificate of Occupancy being issued for the accessory dwelling.
6. No on-street parking shall be permitted at any time.
7. This Special Permit shall be void if it is not recorded at the Registry of Deeds within 90 days of the date of filing with the Town Clerk. The owner shall provide proof of this recording to the Planning Board.
8. This Special Permit shall lapse within two years from date of its issuance unless substantial use or construction has commenced prior to that time in accordance with MGL Chapter 40A, Section 9.
9. The Planning Board reserves the right to review compliance with this special permit at any time. At the request of the Planning Board, an affidavit shall be provided that either the primary or accessory unit is owner occupied.
10. At each transfer of ownership of the property, a new affidavit that the owner resides on the property shall be provided to the Planning Board within seven days of the closing of the sale of the house.

11. This Special permit shall terminate if the use is not in accordance with this decision and its conditions.

Vote:

Based on the Findings of Fact and the evidence and information provided by the applicant and obtained through the public hearings, the members of the Planning Board hearing this application voted unanimously to approve the Special Permit for an Accessory Dwelling at 44 Rebecca Road with the conditions noted above.

March 12, 2015

Date

SCITUATE PLANNING BOARD

Richard W. Taylor

Stephen R. Putnam

William L. Lurich

Robert B. Vogel

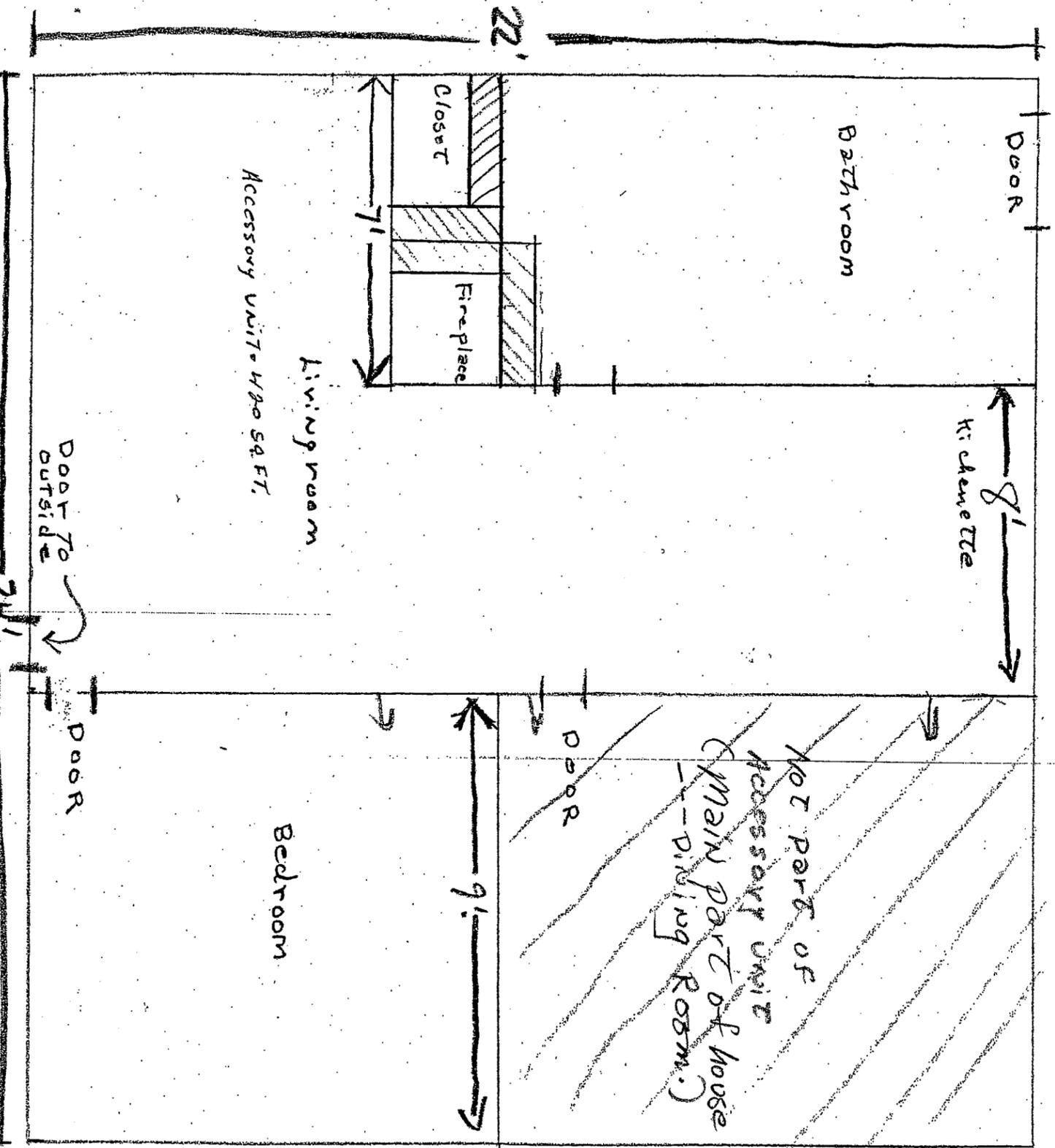
Robert J. Linn

This decision was filed with the Town Clerk on March 13, 2015  
date

Appeal of this special permit may be made pursuant to M.G.L. Chapter 40A, Section 17, and shall be filed in a court of competent jurisdiction. Proof of that filing shall be provided to the Town Clerk within twenty (20) days of the date of the filing of the decision with the Town Clerk.

This special permit will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County Registry of Deeds, after the expiration of the appeal period of twenty (20) days.

The Planning Board certifies that it has complied with all statutory requirements of MGL Chapter 40A, Sections 9 and 11, and will file copies of this decision with the Town Clerk. The Planning Board further certifies that it has taken into consideration all testimony rendered at the Public Hearing, the comments and suggestions of other boards which have reviewed and made comments on the plans

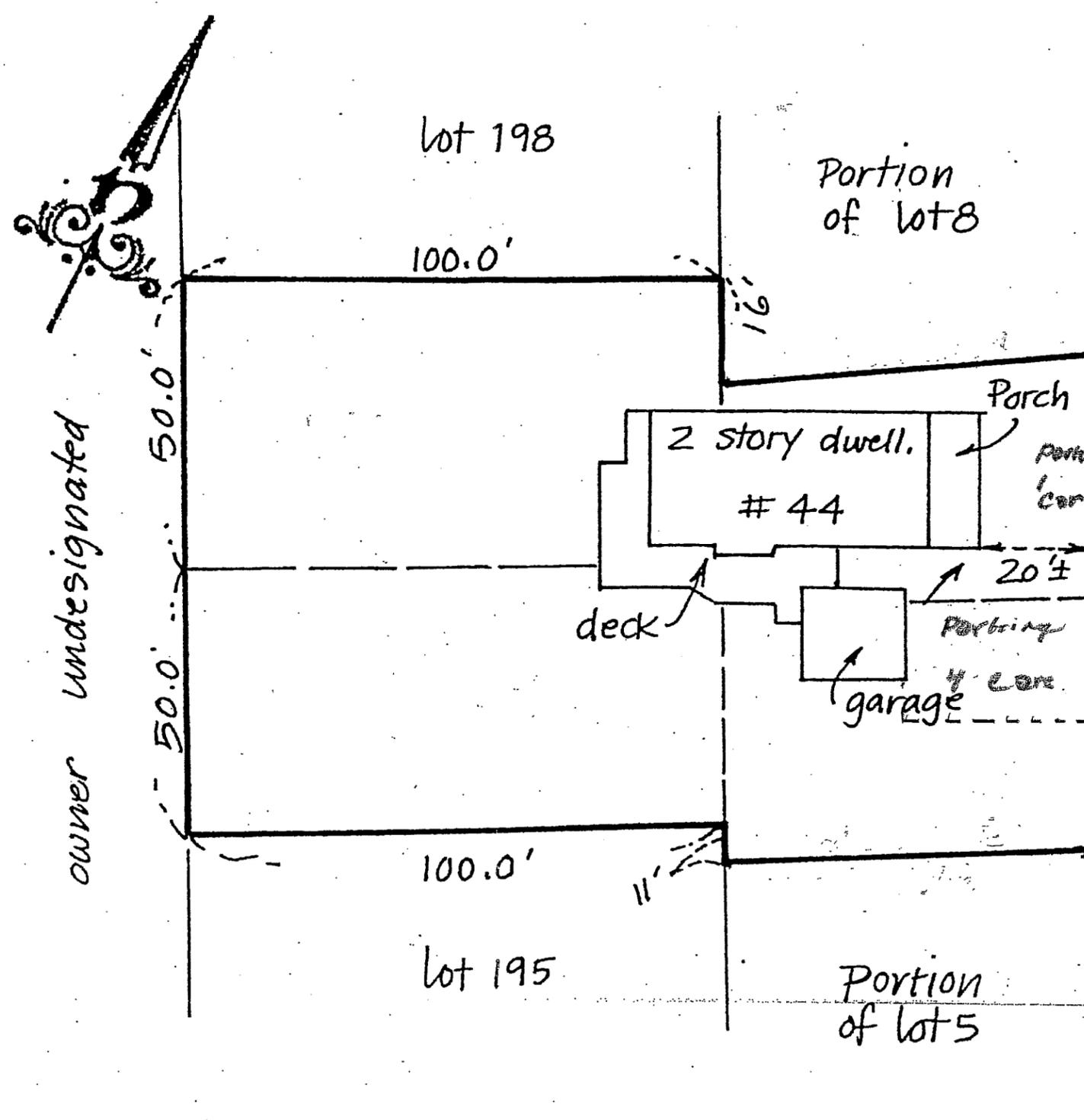


TOWN OF SCITUATE  
 FEB 17 2015  
 PLANNING BOARD

# MORTGAGE INSPECTION PLAN

Applicant: Ball

location of property: Scituate



Rebecca Road

TOWN OF SCITUATE  
FEB 17 2015  
PLANNING BOARD

