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**Scituate Zoning Board of Appeals**  
**Meeting Minutes**  
**January 18, 2019**

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The Scituate Zoning Board of Appeals held a public hearing on January 18, 2018 at the Scituate Town Hall located at 600 Chief Justice Cushing Highway, Scituate. The meeting was called to order at 7:00 P.M.

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**Present:** John Hallin, Chairman, Sara Trezise and Ed Tibbetts.

**Also Present:** Bob Vogel, Building Commissioner and ZEO.

**First Application:** Ryan Bell and Maura Gilmore of 143 Tilden Road, Scituate, MA request a Special Permit/Finding under M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to construct an addition to their pre-existing nonconforming dwelling at **143 Tilden Road, Scituate, MA (Assessor's Map 39, Block 27, Parcel 4)** increasing the gross floor area by more than 20%.

Representing the Applicant: Gregory Morse, Registered Engineer of Morse Engineering and Chris Pratt of Pratt Builders.

Also Present: Maura Gilmore Bell.

Mr. Morse reviewed the submitted site plan and application with the Board. The property, located in the R2 zone, has a nonconforming front setback of 29.2' where 30' are required. The existing dwelling and barn were constructed in 1884. The existing square footage of the dwelling is 1,868. The proposed two story addition of 1,207 sq. ft. would increase the gross floor area by 64.6% for a total of 3,075. Mr. Morse stated the average square footage of surrounding homes to be 3,214. The addition complies with all setback requirements.

The meeting was opened for public comment.

Robert Comerford of 147 Tilden Road stated his concern with the turnout at the bottom of the common driveway which provides access to his abutting property.

Tim Martell of 155 Tilden Road explained the original plan was to eliminate the turnout and replace it with a bump out, per the direction of the Scituate Fire Department.

Mr. Morse explained the common driveway abuts the Applicant's property. The common driveway easement on file with the Planning Board has been labeled "to be removed" at the site of the turnout. The circular driveway comes off of the common driveway and is located where the addition is proposed, thus will be removed.

Mr. Tibbetts explained the common driveway and easement and further clarified the driveway does not lay within the Applicant's property, therefore not a part of the application before the Board.

There were no further questions from the audience of members of the Board.

**Mr. Tibbetts moved to find the proposed addition to the property at 143 Tilden Road as shown on the plan for Ryan Bell and Maura Gilmore by Morse Engineering dated 12/4/17 will not create any new nonconformities, and to the extent that it intensifies any existing nonconformities such intensification is not substantially more detrimental to the neighborhood, further that the addition of 64% in square footage is not substantially more detrimental to the neighborhood. Motion seconded by Ms. Trezise. All in favor, unanimous.**

**Second Application: Maura Tighe Gattuso of 17 Utility Road, Scituate, MA requests a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2A of the Scituate Zoning Bylaw for the razing of a portion of a pre-existing, nonconforming single family dwelling on a pre-existing, nonconforming lot at 17 Utility Road, Scituate, MA (Assessor's Map 37, Block 4, Parcel 27F) and construction of an addition to said dwelling thereon which will be an extension of that portion of the dwelling to be razed adding more than 20% to the gross floor area.**

Representing the Applicant: Paul Mirabito, Registered Engineer of Ross Engineering and Alyssa Jones, Architect.

Mr. Mirabito reviewed the submitted site plan dated 12-20-2017 for the nonconforming lot and structure located in the R2 residential zone. The dwelling, constructed in 1927, is nonconforming with respect to lot frontage and left side setback (11.8' in the rear to 12.5' in the front of the lot) with square footage of 1,406. The proposed addition of 1,864 square feet would increase the gross floor area by 358 sq. ft., or 33%.

There were no questions from either the public or the Board.

**Mr. Tibbetts moved to find that the proposed razing and reconstruction of an addition as outlined on the plan by Ross Engineering dated 12-20-2017 will not create any new nonconformities, and to the extent that it intensifies any existing nonconformities, such intensification will not be substantially more detrimental to the neighborhood; further that the increase of 33% in gross floor area is not substantially more detrimental to the neighborhood than the existing structure. Motion seconded by Ms. Trezise. All in favor, unanimous.**

**Mr. Tibbetts moved to adjourn. Motion seconded by Ms. Trezise. All in favor, unanimous.**

Meeting adjourned at 7:45pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Anne M. Kelly". The signature is written in dark ink and is positioned above the printed name.

Anne M. Kelly