

**Scituate Zoning Board of Appeals
Meeting Minutes
August 8, 2019**

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The Scituate Zoning Board of Appeals held a public hearing on August 8, 2019 at the Scituate Town Hall located at 600 Chief Justice Cushing Highway, Scituate. The meeting was called to order at 7:00 P.M.

Present: Anthony Bucchere, Chairman, Tom Cavanagh, Ed Tibbetts and Brian Sullivan.
Also Present: Bob Vogel, Building Commissioner and ZEO.

First Application: James F. Olson of 151 Mann Lot Road, Scituate, MA 02066 requests a Special Permit/ Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to allow the construction of an accessory structure on a pre-existing, non-conforming property increasing the gross floor area by more than 20% at **151 Mann Lot Road, Scituate, MA (Assessor's Map 25, Block 3, Parcel 2)**.
Representing the Applicant: Gregory Morse, Morse Engineering.

Mr. Morse described the application to construct a detached two story garage on the pre-existing non-conforming lot in the R-1 zone. The lot is nonconforming with respect to lot frontage, lot area and lot width (12 feet where 15 feet are required). The existing dwelling was built in 1947 and is nonconforming with respect to the right side setback (12 feet where 15 feet are required). The Applicant has proposed to construct a detached two story garage with living space above. The proposed garage will conform to all current zoning setbacks increasing the gross floor area 768 sq. ft., for a total of 2729 sq. ft.(an increase of 39.2%).

There were no comments from the public or the Board.

Mr. Sullivan moved that the Board grant a Special Permit on the application of James Olson and find under Section 810.2 of the Scituate Zoning Bylaw that the proposed addition as shown on the plan by Morse Engineering dated 6/21/19 creates no new nonconformities, and to the extent that it intensifies any existing nonconformities such intensification is not substantially more detrimental to the neighborhood than the existing structure. Motion seconded by Mr. Tibbetts. All in favor, unanimous.

SEB/Herring Brook Meadow, LLC requests a Modification to the Comprehensive Permit for Herring Brook Meadow, LLC pursuant to M.G.L. Chapter 40B, Sections 20-23. The request for change is to transfer the Comprehensive Permit to SEB/WW Scituate, LLC and a discussion of administrative review of architectural plans to confirm consistency with the permit for the project located at **126 and 132 Chief Justice Cushing Highway (Assessor's Map 58, Block 1, Parcels 8A and 5), Scituate, MA.**

The Board reviewed the transferring of the Comprehensive Permit to SEB/WW Scituate, LLC and architectural plans previously submitted for review. After discussion and review **the Board voted unanimously to approve the transfer and modified plans as submitted.**

The Grantham Group, LLC of 99 Pleasant Street, Marlborough, MA 01752 requests a Modification to the Comprehensive Permit pursuant to M.G.L. Chapter 40B, Sections 20-23. The request for change is to amend the footprint of units for the purposes of A.D.A. compliance in the 30 unit age restricted affordable senior housing residential complex at **0 Central Park Drive (Assessor's Map 38, Block 1, Parcel 160).** A copy of the proposed project plan is on file with the ZBA.

Representing the Applicant: Michael Cucchiara, Director of The Grantham Group.

Mr. Cucchiara reviewed the revised footprint to reflect A.D.A. compliance and the subdivision of land for the project.

Mr. Sullivan moved to approve the proposed insubstantial modification. Motion seconded by Mr. Tibbetts; all in favor, unanimous.

Respectively Submitted,

Robert Vogel