

Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
(781) 545-8716



TOWN OF SCITUATE ZONING BOARD OF APPEALS Meeting Minutes

January 19, 2023

Present: Anthony Bucchere, Acting Chairman, Susan Harrison, Justin M. Marks, Christopher Carchia

Also present: Robert Vogel, Scituate Building Commissioner

The Scituate Zoning Board of Appeals held a hybrid public hearing in the Selectmen's Hearing Room in the Scituate Town Hall located at 600 Chief Justice Cushing Highway and was also accessible via zoom on **Thursday, January 19, 2023 at 7:00 P.M.** to consider the following requests:

First Application: (*continued from November 17, 2022*) Linda Kocher, 1880 Virginia Avenue, McLean, VA 22101 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the razing and reconstruction of a preexisting, nonconforming single-family dwelling located at **30 Manchester Street, Scituate, MA 02066 (Assessor's Map 71, Block 7, Parcel 1)** and increasing the gross floor area by more than 20%.

Mr. Bucchere – a continuance for this application has been requested to the February 16, 2023 meeting. Mr. Bucchere made a motion that the board grant that continuance. Motion seconded by Ms. Harrison, all in favor, unanimous.

Second Application: Christopher and Sarah Remington, 8 Buttonwood Lane, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.3 and 470.6F of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the replacement of an accessory structure in the Flood Plain and Watershed Protection District located at **8 Buttonwood Lane, Scituate, MA 02066 (Assessor's Map 5, Block 3, Parcel 9)**.
Representing the Applicant – Gregory J. Morse (Registered Professional Engineer, Morse Engineering).

Mr. Bucchere – confirmed with Mr. Morse that no relief was being sought under Section 810.3 and only Section 470.6F of the Scituate Zoning Bylaw and that the structure being referred to was a pool house that was damaged and would now like to update the space to a two-car garage with space above. Mr. Morse confirmed this information with a slight change to the footprint. This application is before the board as this property is within the floodplain and watershed protection district. The footprint of the garage is 26 x 26 (571 square feet) and the proposed total for the two-story structure is 1,352 square feet, including the garage space. A new slab will be poured for this building with a slightly different footprint. This has also

been before the conservation commission and the new building will be fully FEMA compliant with flood vents and will not alter any of the natural drainage patterns on the site.

Meeting was opened for public comment – no public comments.

Ms. Bucchere – made a motion that the board find that the proposed garage shown on a plan drawn by Morse Engineering and dated November 10, 2022 is in compliance with 470.6F and therefore the requested special permit should be granted. Motion seconded by Mr. Carchia, all in favor, unanimous.

APPROVAL OF MEETING MINUTES

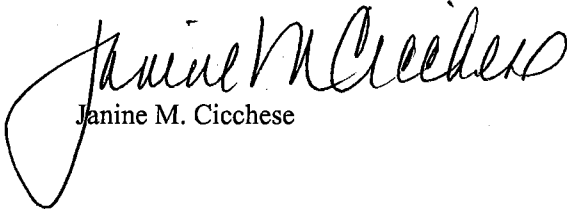
Ms. Harrison – made a motion to approve the December 15, 2022 minutes. Motion seconded by Mr. Carchia, all in favor, unanimous.

ADJOURNMENT

Motion to adjourn by Mr. Bucchere and seconded by Mr. Carchia, all in favor, unanimous.

Meeting adjourned at 7:09 p.m.

Respectfully submitted by,



Janine M. Cicchese