

Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



Decision of the Scituate Zoning Board of Appeals on the joint application of Michael Farwell, and Jonathan Grant (hereinafter, the "Applicants") to make minor revisions to the lot lines between 253 First Parish Road and 255 First Parish Road.

The application was received, advertised and a public hearing was duly held on May 27, 2010 with the following members of the Zoning Board of Appeals hearing the application:

Mr. Peter Morin
Mr. Brian Sullivan
Ms. Sara Trezise

There are two subject properties at issue in the application:

253 First Parish Road is owned by Jonathan Grant and Bethany Grant by deed from Kendall Village Cohasset Builders, LLC dated May 22, 2006 and recorded at Plymouth County Registry of Deeds in Book 32753 Page 85.

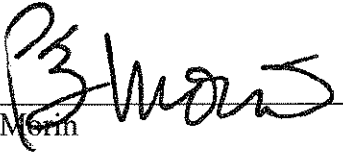
255 First Parish Road is owned by Michael R. Farwell and Jennifer A. Farwell by deed from Michael R. Farwell, Trustee dated May 20, 2008 and recorded as document No. 637113 at Plymouth County Registry of Deeds in Book 559 Page 119.

Each of the subject properties are so-called "fifty foot frontage lots," and were approved by decision of the Zoning Board of Appeals in conformance with Section 610.2(B) 1-4 of the Zoning Bylaw. The Board's decision was filed with the Town Clerk on November 2, 2005. The lots were established pursuant to a Form A Subdivision Plan dated July 24, 2007 and endorsed by the Scituate Planning Board on September 27, 2007.

The proposed alteration of the lot lines consists of a minor adjustment of a shared lot line that does not affect any of the dimensional provisions of the bylaw. The Board finds that the purpose of the alteration is to permit each of the lot owners to construct and maintain separate septic systems rather than the shared system that was originally intended. The Board specifically finds that the proposed alteration of lot lines is consistent with the requirements of Section 610.B 1-4.

For the foregoing reasons, the Board unanimously voted to grant the Applicants' their requested relief, and hereby approves the alteration of the lot lines as shown on a plan of land entitled 253, 255 and 259 First Parish Road dated July 24, 2007 and prepared by Ross Engineering Company

ZONING BOARD OF APPEALS


Peter Morn


Brian Sullivan


Sara Trezise

Filed with Town Clerk on: July 19, 2010.

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 appeal period of twenty (20) days.

Appeal of any decision of the Zoning Board of Appeals 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.

RECEIVED
TOWN CLERK
OFFICE OF
2010 JUL 19 12:04 PM
2010 JUL 19 12:04 PM
SO. PLANT. MASS.