



FINDINGS AND DECISION ON REQUEST FOR AMENDMENTS TO COMPREHENSIVE PERMIT PURSUANT TO G.L. c. 40B

PERMITEE: Stockbridge II Realty Trust

PROPERTY: 96-100 Stockbridge Road; Assessor's Map and Parcels 054-2-28 & 54-2-28A (the "Property")

I. PROCEDURAL HISTORY AND JURISDICTIONAL FINDINGS

1. Decision on Comprehensive Permit for Stockbridge II Realty Trust ("SRT") issued by the Scituate Zoning Board of Appeals (the "Board") on February 10, 2003.
2. On May 16, 2007, SRT submitted a written request for modification to the Comprehensive Permit, revising the Plan in accordance with changes required by the Scituate Conservation Commission and the Massachusetts Department of Environmental Protection (DEP) in support of Conditions issued by DEP on January 5, 2007. Revised site plans entitled Stockbridge Woods, dated June 29, 2004 (revised through March 7, 2006), prepared by Debenedictis-Peterson Associates, Inc., represent the approved Plan as a result of this modification.
3. On April 30, 2008 SRT submitted a written request for modification to the Comprehensive Permit, outlining the specific changes requested.
4. The Board is authorized to entertain proposed changes pursuant to 760 CMR 56.05 and determine within 20 days whether it deems the proposed modification substantial or insubstantial.
5. On May 15, 2008 the Zoning Board held a hearing regarding the proposed modifications. A letter outlining the requested changes was submitted to the Scituate Zoning Board of Appeals on this date.
6. The Board voted at the hearing to accept certain changes as insubstantial.

II. PROJECT DESCRIPTION AND PROPOSED PROJECT CHANGES

1. The Permit is for an affordable housing project consisting of 68 residential units, within the guideline of MGL Chapter 40 B. The decision for approval of the permit was made subject to 60 conditions.
2. SRT is requesting approval for certain changes as described in its April 30, 2008 letter and as modified during the May 15, 2008 hearing. These changes, as modified, are as follows:
 - a. Convert the currently approved multi-unit building into two separate buildings, thus making the overall appearance of the project more consistent with the scale of the surrounding neighborhood.

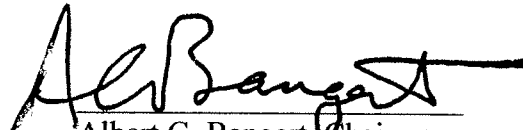
- b. Amend Condition #19 of the Permit to extend the Permit to three (3) years from the date of the approval of the modifications requested herein.
- c. Amend Condition #32 to specify two condominium buildings and to revise the last sentence, as follows: "The foundation and underground utilities for at least one Condominium Building shall be completed prior to the single family homes being completed."
- d. SRT seeks to add new Condition #61, as follows: "Designate Dakota Partners, Inc. or its designee as the new Permittee upon its purchase of the project property. SRT and Dakota Partners, Inc. shall jointly notify the ZBA of the purchase and shall submit proof of the conveyance and that Dakota Partners, Inc. or its designee is a qualified entity within 48 hours of such event."


III. FINDINGS

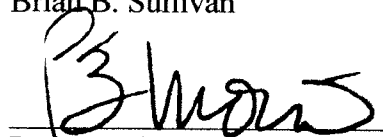
The Board finds that the changes, as set forth in II. a-d are not substantial, no further review by the Board is warranted, and that the Comprehensive Permit is hereby amended as set forth, above.

IV. DECISION

Upon motion, duly seconded, the Board unanimously voted to approve the changes of the project as set forth in Section II a-d, above.


Albert G. Bangert, Chairman


Brian B. Sullivan


Peter Morin