



ZONING BOARD OF APPEALS
DECISION ON APPLICATION FOR MODIFICATION OF
COMPREHENSIVE PERMIT PURSUANT TO G.L. c. 40B

I. BACKGROUND

Applicant: Whitcomb Pines, LLC

Project Location: 150 Mann Lot Rd. (23-1-6, 19F and 23-1-6)

Title reference: Book 19298, Page 34

Premises: All those certain parcels of land located at 150 Mann Lot Rd.,
Assessors Map 23, Block 1, Parcel 6, 19F and 23-1-6.

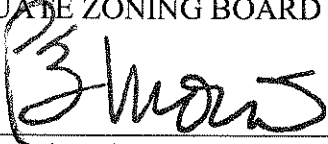
I. Procedural History

On July 14, 2002, the Applicant submitted an application for a comprehensive permit for a project consisting of 44 condominium townhouse units consistent with the M.G.L. c.40B certificate of eligibility. After an extensive public hearing process the Board, on December 18, 2003, voted to grant the comprehensive permit with conditions. The Board's written decision was filed with the Scituate Town Clerk on January 27, 2004, February 8, 2006, June 24, 2008 and was further amended on March 14, 2011. On January 3, 2012 the applicant submitted a written request to modify condition 1 to construct two-unit buildings in place of the three-unit buildings shown on the original plans. Due to the change in the size of the footprint of the smaller buildings, there will be changes in the layout but all buildings will be within the approved setbacks.

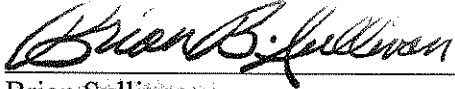
II. Decision

After due consideration of the modification request, the record of the proceedings and the materials submitted to the Board and the testimony received at the hearing from the Applicant, Mr. Jack Livingstone of Whitcomb Pines, LLC, the Board finds that the modification request is an insubstantial modification. Pursuant to the applicable regulations, 760 C.M.R. 56.05(11) (b), by virtue of the foregoing finding, the comprehensive permit is deemed modified to incorporate the requested changes.

SCITUATE ZONING BOARD OF APPEALS



Peter Morin, Chairman



Brian Sullivan



Sara Trezise

Filed with the Town Clerk: March 13, 2010.

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.