

**Scituate Zoning Board of Appeals
Meeting Minutes
November 29, 2016**

PRESENT: John Hallin, Chairperson, Sara Trezise, Ed Tibbetts

Also Present: Robert Vogel, Acting Building Commissioner and Zoning Enforcement Officer.

The Scituate Zoning Board of Appeals held a public hearing on November 29, 2016 at the Scituate Town Hall located at 600 Chief Justice Cushing Highway, Scituate. The meeting was called to order at 5:30 P.M.

David Comeau of 6619 S. Dixie Highway, Unit 376, Miami, FL 33143

requests a Special Permit/ Finding in accordance with the Scituate Zoning Bylaw sections 470.6F, 810.2, 830, 950.2B, 950.2D and/or M.G.L. Chapter 40A, Section 6 and/or any other relief that the Board of Appeals may grant that the razing of a pre-existing nonconforming single family dwelling and an accessory structure, on a pre-existing nonconforming lot **at 169 Jericho Road, Scituate, MA (Assessor's Map 46, Block 14, Parcel 10)** and reconstruction of a single family dwelling thereon will be less non-conforming, and will not be substantially more detrimental or injurious to the neighborhood, than the existing non-conforming structure(s) or use(s).

Representing the Applicant: Attorney Jeff DeLisi of Ohrenberger, DeLisi and Harris, LLP

Mr. Hallin explained the purpose of the meeting was to vote on the Flood Plain Special Permit. The Board heard the application on November 17, 2016 and by a majority vote granted the Applicant a Finding for the proposed razing and reconstruction of the preexisting nonconforming structure. Conditions under section 470.6F were reviewed to ensure all criteria had been met.

Mr. Tibbetts moved to grant a Flood Plain Special Permit under Section 470.6F based on evidence presented at the November 17, 2016 hearing. Motion seconded by Ms. Trezise, all in favor, unanimous.

Mr. Tibbetts moved to adjourn. Motion seconded by Ms. Trezise, all in favor, unanimous.

Meeting adjourned at 5:35pm.

Respectfully Submitted,

Anne M. Kelly

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