

Town of Scituate

ZONING BOARD OF APPEALS

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



RECEIVED

2021 MAY 28 AM 8:47

TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Perry Dinatale of 91 N. Street, South Boston, MA for a Special Permit pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 470.6 and 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing non-conforming single-family dwelling at 10 Newton Street, Scituate, MA, Assessor's Map 72, Block 9, Parcel 4 (the property) and increasing the gross floor plan by more than 20%.

The application was received, advertised, and a public hearing was held on April 15, 2021 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chair
George Xisis
Edward Tibbetts
Susan Harrison


The current Lot is non-conforming as to lot frontage. The applicants proposed to raze and reconstruct the existing structure. Said reconstruction being shown on a plan prepared by Stenbeck & Taylor, Inc, dated 3/9/2021 ("the Plan"). The proposed reconstruction would increase the square footage of the home from the present 520 SF to the proposed 1632 SF. The front yard setback will be improved from 14.7' to 19'.

After hearing testimony from the applicant and reviewing the Plan the Board voted unanimously to grant the special permit to allow the razing and reconstruction to the property in accordance with the Plan. In doing so the Board found:

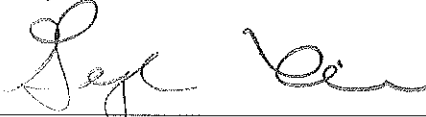
1. That the proposed dwelling will not create any new nonconformities

2. That to the extent the proposed home intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

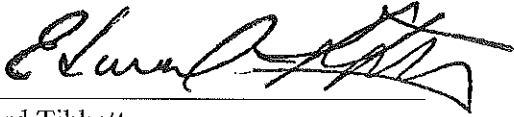
SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere



George Xixis



Edward Tibbetts

Filed with the Town Clerk and the Planning Board on: May 28, 2021

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.