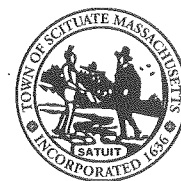


Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Scituate Community Christmas, Inc. of Scituate, MA. (hereinafter "The Applicant") for a Special Permit and/or Finding under M.G.L. Chapter 40A, Section 9 and Sections 420 (3) (E) and 950.2 (B) (1) of the Scituate Zoning Bylaw to change the use of the premises located at 125 Mann Lot Road from residential to a philanthropic or charitable institutional use.

The application was received, advertised and a Public Hearing was duly held on November 15, 2017. The following members heard the application and voted at the regularly scheduled meeting on November 15, 2017:

John Hallin, Chairman
Sara J. Trezise
Edward C. Tibbetts

The subject property is owned by the Applicant as set forth in a deed recorded at Plymouth County Registry of Deeds at Book 48854, Page 172 dated August 29, 2017. The Applicant was represented by attorney, Maureen D. Hurley.

The subject property contains a single-family home which, according to the Town of Scituate Assessor's Field Card, was built in 1922. The structure has a net area of 1,688 square feet and the lot contains 40,005 square feet. The subject property is in the R-1 Residential District and has frontage on both Route 3A and Mann Lot Road.

The property is bounded by the Animal Shelter, the Public Safety Building, a gas station, and conservation land. Access to the property is currently from Mann Lot Road and will continue to be from Mann Lot Road. No physical changes are currently proposed to the existing building.

The property was recently purchased by the Applicant to provide a centralized and permanent location where the Applicant and other non-profit community service organizations can operate. The use of the premises at 125 Mann Lot Road will enable the Applicant to operate from one location improving efficiency for providing services to the community.

Also, the Applicant is seeking to provide meetings, storage and distribution space to two other charitable institutions at this time, namely the Scituate Alliance of Natural Disaster Services, Inc. (SANDS) and to the Scituate Food Pantry. These philanthropic/charitable organizations both serve Scituate residents in need within the community. SANDS will be using the site for storage of materials to be distributed at the time of need and SANDS will hold monthly meetings in the space. The Scituate Food Pantry will be using the site to hold confidential meetings. The Applicant hopes to allow other 501 C/ non-profit organizations seeking to use the premises for meetings or other activities as requested. The Applicant will allow only non-profits that meet their criteria to use the premises.

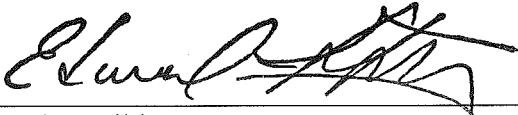
Based upon the application materials and the information provided at the public hearing, the Board voted unanimously to grant the special permit/finding to the Applicant. The Board finds that the proposed uses are appropriate for this specific site; will not adversely affect the neighborhood; will not be an undue nuisance or serious hazard to vehicles or pedestrians; will not have any significant impact on the public or private water supply.

The proposed philanthropic/charitable uses are in harmony with the general purpose and the intent of the Scituate Zoning by-law authorizing these types of uses within Residential Districts by Special Permit under Scituate Zoning Bylaw, Section 950.2 (B) (1) and M.G.L. Chapter 40 A, Section 9.

ZONING BOARD OF APPEALS



John Hallin, Chairman



Edward C. Tibbetts



Sara J. Trezise

*Filed with Town Clerk and the Planning Board on November 21, 2017.

This Special Permit/Finding 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. Ch. 40, Sec 17, and shall be filed within twenty (20) days of the date of filing the decision with the Town Clerk.