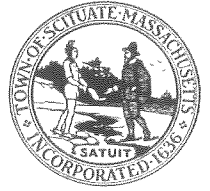


Town of Scituate

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



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ZONING BOARD OF APPEALS

Decision of the Scituate Zoning Board of Appeals on the application of Jane & Pietrina Analetto of 351 Highland Street, Marshfield, MA ("Applicant") for a Special Permit/Finding under MGL 40A § 6 and the Town of Scituate Zoning Bylaws 810.2 and 470, to allow the raze and reconstruction of a pre-existing, conforming single family dwelling on a pre-existing non-conforming lot located at 148 Jericho Road, Scituate, MA, Assessor's Map 46, Block 5, Parcel 47, increasing the square footage by greater than 20%.

The application was received, advertised and a public hearing was duly held on June 4, 2020 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J. Bucchere, Chairman
Edward C. Tibbetts
Thomas J. Cavanagh
Brian B. Sullivan
George Xixis

The Applicants were represented at the hearing by Gregory Morse, P.E., P.L.S. of Morse Engineering Co., Inc., 19 Union Street, P.O. Box 92, Scituate, MA.

The property is owned by Jane Analetto and Pietrina Analetto, as evidenced by a Quitclaim Deed dated February 4, 2020, and recorded in the Plymouth Country Registry of Deeds, Book 52316/Page278. According to the Town of Scituate Assessors Card, submitted by the applicant, the existing single-family dwelling located upon the lot was constructed in 1972 and contains 1,800 square feet.

The Property is located in the R-3 Zoning District and Flood Plain Watershed Protection District. The existing structure is conforming. However, the lot is non-conforming as to Lot Area, Lot Frontage, Lot Width.

The application seeks approval to raze and reconstruct the dwelling as shown on a plan submitted by the applicant, prepared by Morse Engineering Co., Inc., 19 Union Street, P.O. Box 92, Scituate, MA 02066, entitled "Zoning Board Site Plan, 148 Jericho Road, (Assessor's Parcel 46-5-47), Scituate, Massachusetts" dated February 20, 2020 (the "Plan"). The proposed dwelling per the Plans will increase the Gross Floor Area of the home from 1,800 to 2,329 square feet, an increase of 29.3%. The proposed dwelling will not alter any of the existing non-conforming characteristics and will not create any new non-conformities.

After reviewing the application and hearing testimony, the Board found the following:


- a. That the proposed dwelling if constructed per the Plan will not create any new non-conformities;
- b. That to the extent the proposed dwelling, constructed per the plan, intensifies any of the existing nonconformities, such intensification will not be substantially more detrimental to the surrounding neighborhood.
- c. That the proposed dwelling is appropriate complies with Section 470 of the Town of Scituate Zoning Bylaws.

Based on the forgoing the Board unanimously voted to GRANT the Applicant's request for a Special Permit/Finding pursuant to M.G.L. c. 40A, §6 and Section 470 and 810.2 of the Town of Scituate Zoning Bylaws, to construct the proposed dwelling as shown on the Plans.

SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere, Chairman



Edward C. Tibbetts



Thomas J. Cavanagh

Filed with the Town Clerk and Planning Board on 6/11/20

This 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, Section 17, and shall be filed within twenty (20) days of the date of filing the decision with the Town Clerk.