

Town of Scituate

ZONING BOARD OF APPEALS

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



RECEIVED

2021 FEB -4 PM 12:56

TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Richard, F. & Maura A. Conlan of 3 Sears Avenue, Melrose, MA for a Special Permit pursuant to M.G.L. Chapter 40A Sec 6 and sections 810.2 and 470.6F of the Scituate Zoning Bylaw to allow the razing and reconstruction of a preexisting, nonconforming single-family home on a preexisting nonconforming lot at 159R Glades Road, Scituate MA, Assessor's Map 64, Block 6, Parcel 14 (the "Property").

The application was received, advertised, and a public hearing was duly held on August 20, 2020 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman
Tom Cavanagh
George Xixis

The current Lot is nonconforming as to Lot Area. Frontage and the current home existing on the Property is nonconforming as to right side and rear setbacks, however the lot was created, and the existing home was built prior to the adoption of the current zoning bylaw. The applicants propose to demolish the existing home and rebuild a home as shown on a plan prepared by Ross Engineering dated July 17, 2020 (the "Plan"). The reconstructed home would reduce the existing right side and rear yard setback non-conformities.

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

1. That the proposed home 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;

3. That the proposed home complies with the requirements of Section 470.6F of the Bylaw.

SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere



Thomas Cavanagh



George Xixis

Filed with the Town Clerk and the Planning Board on: February 4, 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.