

Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
TOWN CLERK

Re: 322 Chief Justice Cushing Highway, Scituate, MA 02066 – Notice of Correction to
Decision - Scrivener's Error

Decision of the Scituate Zoning Board of Appeals on the application of Senthil Kumar, Trustee of 322 CJC Realty Trust for a Special Permit/Finding under M.G.L. c. 40A, §6 to allow the applicant to have two (2) lots and a driveway with pre-existing, non-confirming structures at 322 Chief Justice Cushing Highway, Scituate, MA 02066 (Assessor's Map 48, Block 3, Parcel 28).

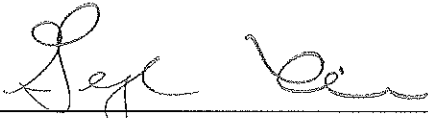
The property is owned by the applicant, as evidenced by a deed dated March 30, 2018 and recorded at the Plymouth County Registry of Deeds in Book 49642, Page 284. The property is known as 322 Chief Justice Cushing Highway as depicted on the "Plan of Land in the Town of Scituate, Mass 322 Chief Justice Cushing Highway" prepared by Ross Engineering Company, Inc. dated October 22, 2021 and revised February 3, 2022 ("Site Plan"). According to the Town of Scituate Assessor's Card, submitted by the applicant, the existing single-family dwelling located upon the property shown as Lot 2 on the Site Plan was constructed in 1915 and contains 48,719 square feet. Lot 1 contains 80,114 Square feet and contains two (2) existing cottages built in 1925 and one garage. The entire property contains 128,833 square feet of land. Lot 1 contains 98.02 feet of frontage on Chief Justice Cushing Highway and Lot 2 contains 102.21 feet of frontage on Chief Justice Cushing Highway and as filed with the Town Clerk on May 9, 2022 is hereby corrected as follows:

- . . Pursuant to §610.3 the premises may be divided into two (2) lots. . . . ;
- . . 1. That the proposed Special Permit/Finding under §610.3 to allow the applicant to divide the premises into two (2) lots and a driveway with pre-existing, non-confirming structures at 322 Chief Justice Cushing Highway as doing so does not create any new non-conformities. . . . ; and
- . . Based on the foregoing, the Board unanimously voted to GRANT the applicants' request for a Special Permit/Finding pursuant to Scituate Zoning Bylaw §610.3 of the Town of Scituate Zoning By-Laws, to allow the applicant to have two (2) lots and a

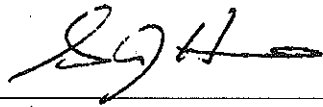
single pre-existing driveway with pre-existing, non-confirming structures at 322
Chief Justice Cushing Highway pursuant to the site plan.

The decision in all other respects remains as filed.

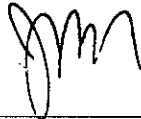
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Acting Chairman



Susan Harrison



Justin M. Marks

Filed with the Town Clerk and the Planning Board on: May 25, 2021