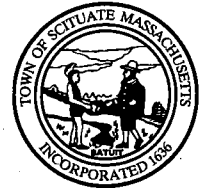


Town of Scituate

OFFICE OF BUILDING COMMISSIONER
ZONING ENFORCEMENT OFFICER

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



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Decision of the Scituate Zoning Board of Appeals on the application of Debra Finn of 39 Cornet Stetson Road, Scituate, MA 02066 (hereinafter, the “**Applicant**”) for a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and any other relief to allow for the construction of an addition to the pre-existing, nonconforming single-family dwelling at 39 Cornet Stetson Road, Scituate, MA 02066 (Assessors Map 52, Block 1, Parcel 7) and increasing the gross floor area by more than 20% (hereinafter, the “**Requested Relief**”). Representing the Applicant Jeffrey M. Hassett (Registered Professional Engineer, Morse Engineering).

The application was received, advertised, and a public hearing was held on August 18, 2022, with the following members of the Zoning Board of Appeals hearing the application:

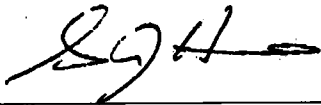
Susan Harrison, Acting Chair
Justin M. Marks
Christopher Carchia

The applicant proposed to expand the footprint of the existing structure with a 20’ x 36’ addition on the right side of the house staying within the required property lines and setbacks. It will remain noncompliant on the left side of the house where it is currently beyond the side yard setback. The existing lot does not comply with the Water Resource Protection District with respect to its imperviousness at 27%. The addition, following the removal of an existing, impervious structure (swimming pool), will only increase the impermeability to 29%. As a result, for mitigation, all roof runoff will be infiltrated onsite within a self-service infiltration system.

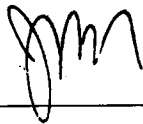
After public comment and testimony from the applicant and reviewing the plans presented by Morse Engineering dated June 28, 2022 (the "Plan"), the Board voted Unanimously to grant the special permit to allow the addition as it creates no new nonconformities and does not intensify any existing nonconformities.

For the forgoing reasons, the Board unanimously voted to GRANT the special permit, finding(s) and Requested Relief.

SCITUATE ZONING BOARD OF APPEALS



Susan Harrison, Acting Chair



Justin M. Marks



Christopher Carchia

Filed with the Town Clerk Planning Board: December 1, 2022

This Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth 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 filing the decision with the Town Clerk.