

Town of Scituate

ZONING BOARD OF APPEALS

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 the Town of Scituate for a Special Permit/Finding in accordance with MGL 40A § 6 and Section 620.1 and Section 950.2B2 of the Scituate Zoning Bylaw to allow the construction of the proposed Stearns Meadow Drinking Water Plant to be located at 453 Chief Justice Cushing Highway, Scituate, MA 02066

The application was received, advertised and a public hearing was duly held on November 16, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair
Christopher Carchia
Justin M. Marks

The property that is the subject matter of this application is located in the R-1 Residential District. A Special Permit is required because a portion of the proposed Water Treatment Plant would exceed the building height requirement in Zone R-1.

At the time of the application, title to the premises was in the name of The Town of Scituate, by deed dated July 13, 2021, and recorded with the Plymouth County Registry of Deeds in Book 55341 Page 264 and is shown on the Scituate Assessors Map Parcel ID No: 47-2-26J.

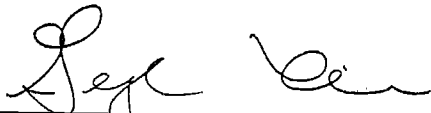
The lot is 15.3 acres and has 1,319 feet of frontage and 515 feet lot width. In addition, the proposed construction would have 100 feet of lot frontage, thirty (30) feet of rear setbacks and fifteen (15) foot side setbacks; all within the R-1 zoning requirements. At the November 16, 2023, public hearing, the Board reviewed with the Applicant several plans prepared by Woodard and Curran dated October 2023, and submitted October 13, 2023, and heard testimony and public commentary.

The average building height of the facility would be 34 feet 4 inches which is within the 35-foot average building height of the R-1 zoning district. The maximum building height of the proposed facility is 45 feet 1 inch which exceeds the R-1 requirement of 40 feet. The maximum building height is within the water treatment process area. The height is driven by space requirements for maintenance and/or future replacement of equipment within treatment process tankage. The space

requirements were minimized in the design with the intent of limiting building height.

After hearing testimony and reviewing the Plan the Board voted unanimously to grant the Special Permit to allow the construction of the proposed Water Treatment Plant at 453 Chief Justice Cushing Highway, Scituate, MA 02066. In doing so the Board found that the proposed site is an appropriate location for the proposed use and that the construction of a water treatment plant as proposed in the plan will not adversely affect the neighborhood.

SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Christopher Carchia



Justin Marks

Filed with the Town Clerk on 12.14.2023

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