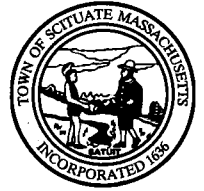


Town of Scituate

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 Joel and Molly Walker of 52 Gilson Road Scituate, MA for a Special Permit or 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 the construction of an addition to a pre-existing, nonconforming single-family dwelling located at 52 Gilson Road, Scituate, MA 02066 (Assessor's Map 60, Block 2, Parcel 26) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was held on December 15, 2022, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair
Susan Harrison
Christopher Carchia


The current lot is non-conforming with respect to lot area, front yard setback, and lot width. Said reconstruction being shown on a plan prepared by Morse Engineering Co., Inc., dated November 14, 2022 ("the Plan"). The proposed addition will not change non-conformities. The proposed addition will increase the square footage of the home from the present 2,021SF to 3,271 SF (a 61.8% increase).

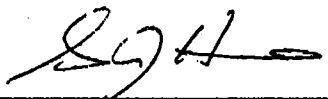
After hearing testimony from Jeffrey Hassett, P.E. of Morse Engineering Co., Inc., and reviewing the Plan the Board voted unanimously to grant the special permit to allow an addition in accordance with the Plan. In doing so the Board found:


1. That the proposed addition 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.

SCITUATE ZONING BOARD OF APPEALS


George Xixis, Chair


Susan Harrison


Christopher Carchia

Filed with the Town Clerk and the Planning Board on: February 17, 2023

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.