

Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



RECEIVED

2017 NOV 15 AM 8:46

TOWN OF SCITUATE
ZONING BOARD

Decision of the Scituate Zoning Board of Appeals on the application of Martha Nugent, Trustee of the Nugent Management Trust of 34 Country Club Circle, Scituate MA, (hereinafter, the "Applicant") for a Special Permit/Finding pursuant to Zoning Bylaw Section 610.2.B. to create a fifty-foot frontage lot on the premises of 568 First Parish Road, Scituate, MA.

The application was received, advertised and a public hearing was duly held on October 19, 2017 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman
Sara J. Trezise
Edward C. Tibbetts

The subject property (the "Subject Property") is located at 568 First Parish Road and owned by the Applicant pursuant to a Quitclaim Deed dated July 17, 2007 and recorded with the Plymouth County Registry of Deeds on August 13, 2007 in Book 34945 at Page 328-330. The Subject Property is located in R-1 Zoning District. The Subject Property has 528,096 square feet of land, more or less, with 154.14 feet of frontage on First Parish Road. The entire property has been certified to be all upland. The subject property is not located with the Town of Scituate Flood Plain and Watershed Protection District and is not located within the Town of Scituate Water Resource Protection District.

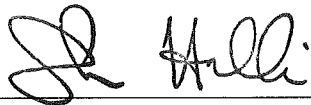
The Applicant proposes to create a lot consisting of 80,074 square feet of land and 50.00 feet of frontage on First Parish Road as set forth in the application and on the submitted Plan of Land for 568 First Parish Road showing a division of Assessors Map, Parcel 31-1-39 prepared by Ross Engineering, dated September 12, 2017.

The Board FINDS that the proposed lot abuts First Parish Road at least fifty feet, has a width of at least fifty feet at every point between the frontage street and meets the requirement of 80,000 square feet of upland for a fifty-foot lot in the R-1 District and that that the lot otherwise is in conformance with the Zoning Bylaws.

Based on the information presented, the Board GRANTS the Applicant's request to issue a Special Permit to create a fifty-foot frontage lot in accordance with the submitted Plan described above, subject to the condition that the lot may not be further subdivided. A deed restriction providing that the lot is subject to a special permit and that the lot shall not be further subdivided shall be recorded.

This Special Permit and these findings are issued pursuant to Zoning Bylaw Sections 610.2.B.

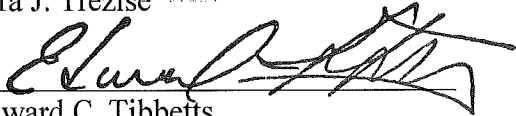
SCITUATE ZONING BOARD OF APPEALS



John Hallin, Chairman



Sara J. Trezise



Edward C. Tibbetts

Filed with Town Clerk and Planning Board on: November 15, 2017

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 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.