

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 Matthew Cadman of 62 Curtis Street, Scituate, MA 02066 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 for the construction of additions to a pre-existing, nonconforming single-family dwelling at 62 Curtis Street, Scituate, MA 02066 (Assessor's Map 26, Block 1, Parcel 1).

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

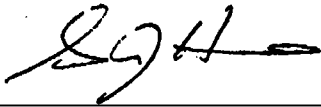
The current lot is non-conforming as with respect to side setback and rear yard setback. Said additions being shown on a plan prepared by J Webby Consulting, LLC., dated May 13, 2022, REV. May 25, 2022, REV. July 5, 2022, and REV. August 4, 2022 ("the Plan"). The proposed additions would not increase non-conforming side and rear yard setbacks and will increase the square footage of the home from the present 1,659 SF to 2,323 SF (a 40% increase).

The property lies in the watershed protection overlay district and subject to Section 520 of the Scituate Zoning Bylaw.

After hearing testimony from the applicant, Matthew Cadman and Joe Webby of J Webby Consulting, LLC. representing the applicant and reviewing the Plan the Board voted unanimously to grant the special permit to allow the additions 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.
3. To add a condition that a stamped and signed engineered system of recharge, as described at 520.5.D.1 of the Scituate Zoning Bylaws be developed and submitted with the application for a building permit.

SCITUATE ZONING BOARD OF APPEALS



Susan Harrison, Acting Chair



Justin M. Marks



Christopher Carchia

Filed with the Town Clerk and the Planning Board on: November 15, 2022

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.