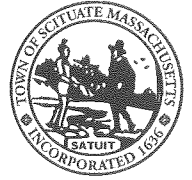


# Town of Scituate

## ZONING BOARD OF APPEALS

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



RECEIVED  
2017 JUL 24 AM 11:48  
TOWN OF SCITUATE  
ZONING BOARD

Decision of the Scituate Zoning Board of Appeals on the application of Christian Putnam and Kristen Putnam of 81 Glades Road, Scituate, MA, for a Special Permit / Finding under M.G.L. Chapter 40A, Section 6 and/or Section 470.6F and/or 810.2 of the Scituate Zoning Bylaw to allow the razing of a pre-existing, non-conforming structure on the lot at 79 Glades Road (Assessor's Parcel 5-3-20), to which the Applicants have entered into a Purchase and Sale Agreement to buy, and the construction of an addition to their single family dwelling on the adjacent lot at 81 Glades Road (Assessor's Parcel 5-3-21).

The application was received, advertised, and a public hearing was duly held on July 20, 2017 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman  
Sara Trezise  
Edward Tibbets  
Anthony J. Bucchere, Alternate

The subject properties are located at 81 Glades Road, Scituate, MA, owned by Christian Putnam and Kristen Putnam, deed recorded with the Plymouth County Registry of Deeds in Book 35966, Page 44, and 79 Glades, currently in court appointed receivership, James J. Cotter, III Receiver for Loring Trust, Michael F. Loring Trustee, deed recorded with the Plymouth County Registry of Deeds in Book 10528, Page 35. The Applicants were present and represented by Stephen F. Corsaro, Esq. of Tufankjian, McDonald, Welch & Sacchitella P.A., 207 Front Street, Scituate, MA 02066.

The building on the property located at 81 Glades Road is a single family home containing 1,592 square feet, which according to Town Assessors' records was constructed in 1900, prior to the adoption of the Scituate Zoning Bylaw. The property is located in the R3 residential zoning district and also lies within the Town of Scituate Flood Plain and FEMA Flood Zone AE (15) F.I.R.M. maps approved October, 2016.

The existing Lot Area, lot width, front and side yard setbacks are non-conforming but pre-existed current zoning requirements and are therefore legally non-conforming.

The building on the property located at 79 Glades Road is a single family home containing 788 square feet, which according to Town Assessors' records was constructed in 1900, prior to the adoption of the Scituate Zoning Bylaw. The property is located in the R3 residential zoning district and also lies within the Town of Scituate Flood Plain and FEMA Flood Zone AE (15) F.I.R.M. maps approved October, 2016. The existing Lot Area, lot width, front, side and rear yard setbacks are non-conforming but pre-existed current zoning requirements and are therefore legally non-conforming.

The application seeks approval to allow for the razing of the dwelling on 79 Glades Road and construction of an addition to the dwelling at 81 Glades Road expanding into the foot print of the current dwelling on 79 Glades Road, said proposal resulting in one (1) single family dwelling. The proposed dwelling will not create any new non-conformities. The lot area and lot width non-conformities for 81 Glades Road will be reduced, and the front, side and rear yard setbacks will remain unchanged, except for the non-conforming side yard setbacks located on the shared boundary between 79 and 81 Glades Road, which will be eliminated.

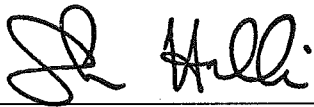
After reviewing the application and hearing testimony from the applicants, building inspector and abutters the Board found:

- a. The proposed dwelling if constructed as proposed will not create any new non-conformities;
- b. That to the extent that the proposed dwelling intensifies any existing nonconformities, such intensifications will not be substantially more detrimental to the surrounding neighborhood.

Also the Board voted to GRANT a Special Permit under Section 470.6F of the Bylaw and found that the proposed dwelling if built in accordance with the testimony provided will meet the requirements 1-3 of said section, said Special Permit being conditioned upon the same.

Based upon the foregoing the Board unanimously voted to GRANT the application to permit the razing of the dwelling on 79 Glades Road and the construction of an addition to 81 Glades Road as proposed.

**SCITUATE ZONING BOARD OF APPEALS**



John Hallin



Sara Trezise



Edward Tibbetts

Filed with the Town Clerk and the Planning Board on: July 24, 2017

This Special Permit /Finding 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.