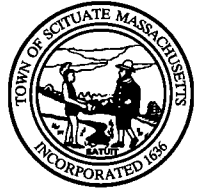


Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
(781) 545-8716



2023 APR 26 AM 9:07

Decision of the Scituate Zoning Board of Appeals on the application of Christopher and Sarah Remington of 8 Buttonwood Lane, Scituate, MA (hereinafter, the **"Applicant"**) request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, Section 810.3 and 470.6(F) of the Scituate Zoning Bylaw and any relief that the Board of Appeals may grant to allow the replacement of an accessory structure in the Flood Plain and Watershed Protection District at 8 Buttonwood Lane Scituate, MA 02066 (Assessors Map 5, Block 3, Parcel 9) (hereinafter, the **"Requested Relief"**). Representing the applicant was Gregory J Morse, registered professional engineer at Morse Engineering.

The application was received, advertised, and a public hearing was held on January 19, 2023, with the following members of the Zoning Board of Appeals hearing the application:

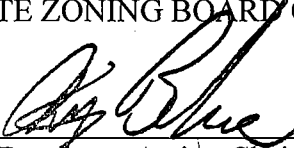
Anthony Bucchere, Acting Chairman
Susan Harrison
Justin M. Marks

Mr. Morse, representing the applicant, proposed to reconstruct an accessory structure that would increase the previous square footage of 571 to 1,352 square feet. The proposed construction is due to receive a slab on grade foundation that would be in a slightly different location but will maintain its compliance with respect to property rear and side setbacks. The increase in square footage is due to building out the second floor of the proposed reconstructed structure. After discussion, the board identified that relief for section 810.3 was not necessary. The applicant and representative were before the board as the construction will take place in the Flood Plain and Watershed Protection district. The applicant and representative had already successfully been before the conservation commission and confirmed that the new building will be FEMA compliant with flood vents and will not alter any of the natural drainage patterns of the site.

After no public comments and testimony from the applicant and reviewing the plans presented by Mr. Morse (the "plan"), the Board voted Unanimously to grant the special permit to allow the reconstruction of the accessory structure as it creates no new nonconformities and does not intensify any existing nonconformities.

For the forgoing reasons, the Board unanimously voted to GRANT the special permit, finding(s) and Requested Relief.

SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere, Acting Chair



Susan Harrison



Justin Marks

Filed with the Town Clerk Planning Board: April 26, 2023

This Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth 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. Ch. 40, Section 17, and shall be filed within twenty (20) days of the date filing the decision with the Town Clerk