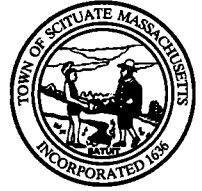


# Town of Scituate

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 Dina Wigmore for a finding in accordance with M.G.L. 40A § 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the raze and reconstruct of a pre-existing, non-conforming single-family dwelling located at 8 Westgate Lane, Scituate, Massachusetts.

The application was received, advertised and a public hearing was duly held on May 18, 2023, with the following members of the Zoning Board of Appeals hearing the application:

Anthony J. Bucchere, Chair  
Susan Harrison  
George Xixis

The property that is the subject matter of this application is located in the R-2 Residential District. A portion of the property lies in the Town of Scituate Water Resource Protection Zoning District.

At the time of the application, title to the premises was in the name of Dina Wigmore, by deed dated December 6, 2022, and recorded with the Plymouth County Registry of Deeds in Book 57514 Page 77 and is shown on the Scituate Assessors Map Parcel ID No: 26-1-37-0.

The lot is 23,021 square feet and has 72.09 feet of frontage (where 60 feet is required) and 117.4 feet lot width (where 125' is required). In addition, the R-2 Residential District requires a 30 feet front setback, 8 feet side yard setbacks, and 20 feet rear yard setback. Currently the residence has a 20.8 feet front setback, 28.1(L)- and 44.7(R)-feet side yard setbacks, and 15.6 feet rear yard setback.

The existing single-family dwelling located upon the lot was constructed in 1965. The existing 1,274 sq. foot dwelling does not meet front and rear yard setbacks but does meet the side yard setbacks.

At the May 18, 2023, public hearing, the Board reviewed a plan drawn by Morse Engineering of Scituate, MA dated April 18, 2023. The proposal calls for the razing and reconstruction of the existing dwelling.

The proposed new dwelling will contain approximately 2,569 square feet of living space, an increase of 116 %. Front and rear yard setback will become significantly less non-conforming. The other setbacks will remain conforming.

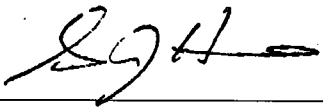
After hearing testimony and reviewing the Plan the Board voted unanimously to grant the special permit to allow the raze and reconstruction in accordance with the Plan. In doing so the Board found:

1. That the proposed addition will not create any new nonconformities.
2. To the extent the proposed home intensifies any existing nonconformities, such intensification will not be substantially more detrimental to the surrounding neighborhood.

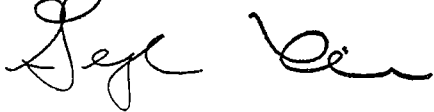
SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere, Chairman



Susan Harrison



George Xixis

Filed with the Town Clerk on August 22, 2023

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 40, Section 17, and shall be filed within twenty (20) days of the date of the filing of the decision with the Town Clerk.