

Town of Scituate

ZONING BOARD OF APPEALS

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



RECEIVED

2021 JAN 21 PM 2:06

TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Tommy McCarthy of 49 Aberdeen Drive, Scituate MA for a Special Permit pursuant to M.G.L. Chapter 40A Sec 6 and 810.2 of the Scituate Zoning Bylaw to allow the allow the razing and reconstruction of a pre-existing, nonconforming single-family home on a preexisting nonconforming lot at 9 Otis Road, Scituate MA, Assessor's Map 46, Block 13, Parcel 3 (the "Property").

The application was received, advertised, and a public hearing was duly held on November 19, 2020 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman

Georgie Xisis

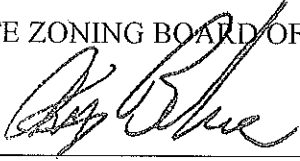
Susan Harrison

The current Lot is nonconforming as to Lot Area and Frontage and the current home existing on the Property is nonconforming as to right side setback, however the lot was created, and the existing home was built prior to the adoption of the current zoning bylaw. The applicants propose to demolish the existing home and rebuild a home as shown on a plan prepared by Environmental Engineering Technologies dated April 14, 2020 (the "Plan"). The reconstructed home would eliminate the existing right side setback nonconformity and would comply with all other dimensional aspects of the zoning bylaw.

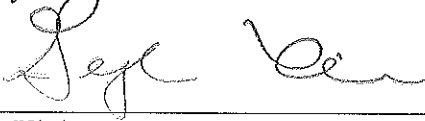
After hearing testimony from the applicant and abutters and reviewing the Plan the Board voted unanimously to grant the special permit to allow the razing and reconstruction. In doing so the Board found:

1. That the proposed home 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.

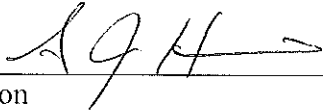
SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on:

1/21/21

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.