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## TOWN OF SCITUATE



600 Chief Justice Cushing Highway  
Scituate, Massachusetts 02066  
Phone: 781-545-8741  
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### Zoning Board of Appeals

Decision of the Scituate Zoning Board of Appeals on the request of Gerald M. Connell, Trustee of Elizabeth J. Connell and James J. Connell Family Trust, u/d/t dated September 30, 1996 (hereinafter collectively referred to as the "Connell") to extend the term of a variance issued on March 20, 2014 authorizing the construction of a single-family dwelling and allowed appurtenances and uses on a lot having less than the required 100 ft. of frontage on Glades Road (hereinafter referred to as the "Variance"), from March 20, 2015 until September 20, 2015.

A public hearing was duly held on January 15, 2015, and the following members of the Zoning Board of Appeals were present at said public hearing and heard the said request:

Sara J. Trezise  
Edward C. Tibbetts  
John Hallin


Connell was represented at the January 15, 2015 hearing by Attorney Jeffrey A. De Lisi of Ohrenberger, De Lisi, an Harris, LLP.


Great Rock Island is identified as Assessor's Parcel No. 5-3-95-0-R and is owned by Connell as noted on Certificate of Title No. 90690 filed with the Plymouth County Registry of District of the Land Court (hereinafter referred to as the "Land Court"). Great Rock Island is one of two parcels of land owned by the Connell as set forth in the said Certificate of Title.

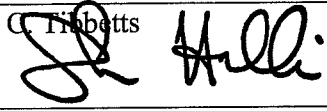
On March 20, 2014 the Board of Appeals voted to issue the Variance to Connell. On April 10, 2014, the Board of Appeals filed its decision with the Town Clerk approving the Variance, which decision was subsequently filed at the Land Court as Document No. 719903. A copy of the approved Variance plan entitled "PLOT PLAN FOR GREAT ROCK ISLAND IN SCITUATE, MA" dated January 21, 2014, revised March 11, 2014, Scale 1"=40' by Ross Engineering Company, Inc., 683 Main Street, Norwell, MA 02061" is appended hereto as Exhibit A.

G.L. Ch. 40A, Section 10, provides in pertinent part as follows: "If the rights authorized by a Variance are not exercised within one year of the date of grant of such Variance such rights shall lapse; provided, however, that the permit granting authority in its discretion and upon written application by the grantee of such rights

may extend the time for exercise of such rights for a period not to exceed six months; and provided, further, that the application for such extension is filed with such permit granting authority prior to the expiration of such one year period." Following the presentation, the Board voted unanimously to extend the term of the Variance from March 20, 2015 to September 20, 2015.

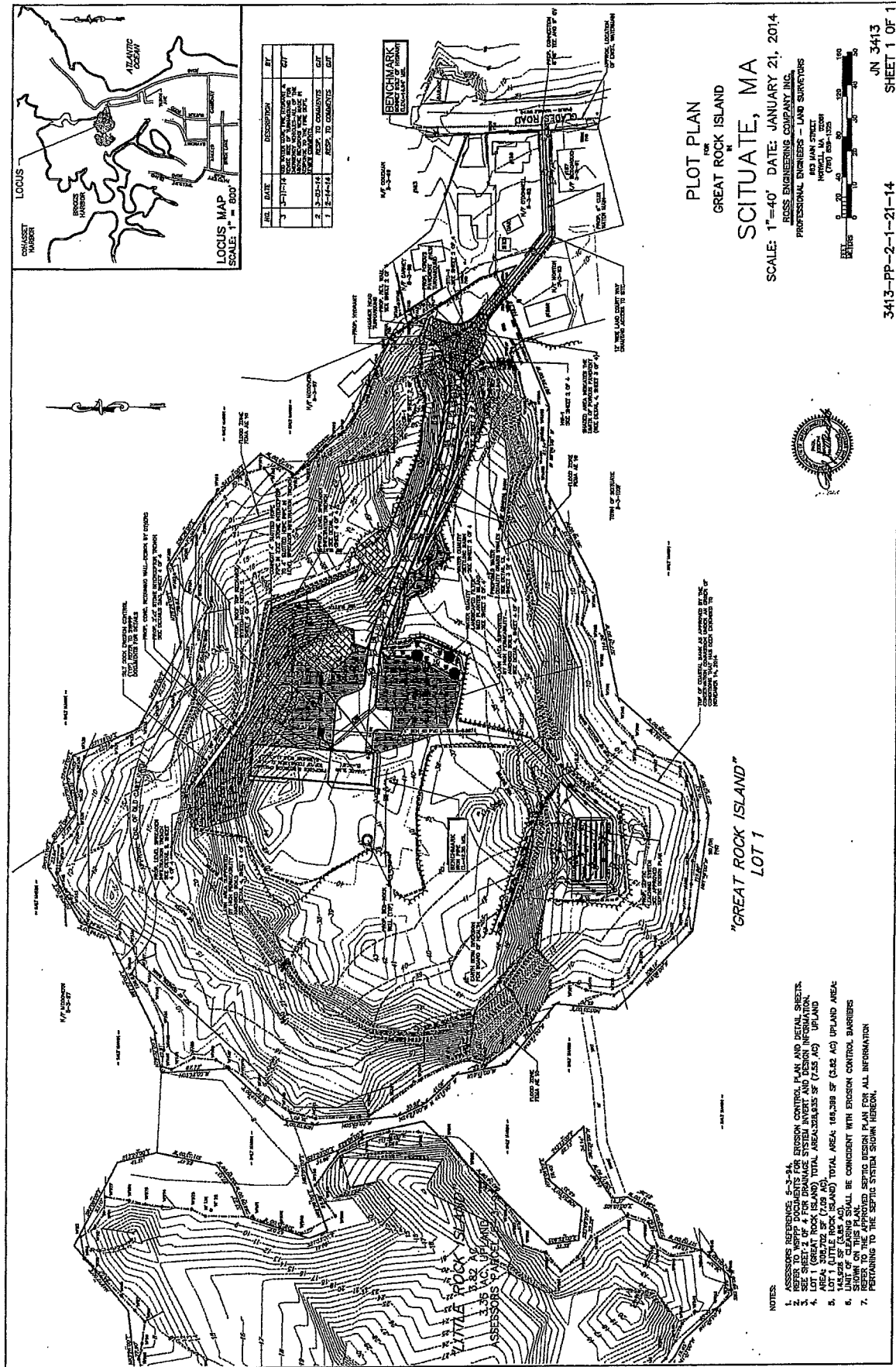
  
\_\_\_\_\_  
Sara L. Trezise

  
\_\_\_\_\_  
Edward C. Tibbatts

  
\_\_\_\_\_  
John Hallin

This Decision will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County Registry District of the Land Court 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 in a court of competent jurisdiction within twenty (20) days of the date of filing the decision with the Town Clerk.



- NOTES:
1. REFER TO SHEET 2 OF 4 FOR DRAINAGE SYSTEM INVERT AND DETAIL SHEETS.
  2. SEE SHEET 2 OF 4 FOR DRAINAGE SYSTEM INVERT AND DETAIL SHEETS.
  3. TOTAL AREA: 184,388 SF (4.23 AC) UPLAND
  4. TOTAL AREA: 184,388 SF (4.23 AC) UPLAND
  5. LOT 1 (LITTLE ROCK ISLAND) TOTAL AREA: 184,388 SF (4.23 AC) UPLAND AREA
  6. LIMIT OF CLEARING SHALL BE CONSIDERED WITH EROSION CONTROL BARRIERS
  7. SHOWN ON THIS PLAN.
  8. REFER TO SHEET 2 OF 4 FOR DRAINAGE SYSTEM INVERT AND DETAIL SHEETS.
  9. PERTAINING TO THE SEPTIC SYSTEM SHOWN HEREON.

PLOT PLAN  
FOR  
GREAT ROCK ISLAND  
IN  
SCITUATE, MA

SCALE: 1"=40' DATE: JANUARY 21, 2014  
ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
883 MAIN STREET  
NORFOLK, MA 01920  
(508) 839-1325

