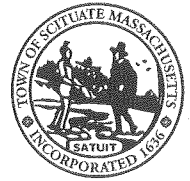


# Town of Scituate

## ZONING BOARD OF APPEALS

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



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Decision of the Scituate Zoning Board of Appeals on the request of Stockbridge II Realty Trust to amend the Comprehensive Permit for the project located off Stockbridge Road, which was granted on February 10, 2003, and has been subsequently amended from time to time. The current request for a modification was received on March 28, 2017.<sup>†</sup> A public hearing was duly-noticed and held on April 20, 2017, with the following members of the Zoning Board of Appeals present:

John Hallin, Chairman  
Sara J. Trezise  
Anthony Bucchere

The applicant seeks a modification to the Comprehensive Permit, namely a change in the form of housing tenure from rental to ownership. The modification is a "substantial change," per and as defined by 760 CMR 56.00, *et seq.*, (the "Regulations") which the applicant conceded.

After due consideration, the Board found that modification of the Comprehensive Permit as requested is "consistent with local needs," also as defined by the Regulations. By virtue of said finding, the Comprehensive Permit is consequently hereby modified as follows:

By changing the form of housing tenure from rental to ownership, with all other terms and conditions of the Comprehensive Permit not inconsistent therewith being hereby ratified and hereafter remaining in full force and effect.

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<sup>†</sup> Also submitted with the applicant's modification request was a notice of transfer of the Comprehensive Permit from the applicant to Dakota Partners, Inc., a Massachusetts-based developer of residential housing projects, contingent upon amendment of the Comprehensive Permit as affected hereby. The Board acknowledges receipt of said notice of transfer, as required by 760 CMR 56.05(12)(b).

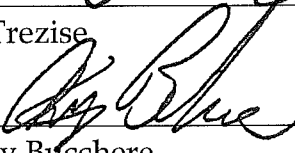
The foregoing modification is subject to a condition that the Affirmative Fair Housing Marketing Plan (AFHMP) for the project, so-called, makes reference to the availability of accessible units for persons with disabilities, in accordance with applicable law.

Voted: 3-0, to approve an amendment to the Comprehensive Permit as more fully described above.

ZONING BOARD OF APPEALS

  
\_\_\_\_\_  
John Hallin, Chairman

  
\_\_\_\_\_  
Sara J. Trezise

  
\_\_\_\_\_  
Anthony Bucchere

Filed with the Town Clerk on June 7, 2017.