

# Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY  
SCITUATE, MASSACHUSETTS 02066  
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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 modifications was received on August 10, 2017. A public meeting was held on August 17, 2017, with the following members of the Zoning Board of Appeals present:

John Hallin, Chairman  
Sara J. Trezise  
Anthony Bucchere

The applicant seeks modifications to the Comprehensive Permit, namely (i) elimination of the clubhouse from the project and (ii) changes to the units themselves, including their footprints, the plans therefor, the existence or locations of decks and even the site walkways connecting them. The modifications were submitted to the Board as “insubstantial changes,” per and as defined by 760 CMR 56.00, *et seq.* (the “Regulations”).

After due consideration, the Board found that the modifications requested do qualify as “insubstantial changes” as aforesaid, such that, under the Regulations, the Comprehensive Permit is deemed modified to incorporate them as follows:

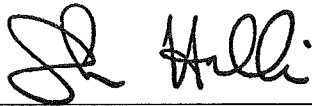
By eliminating the clubhouse and appurtenant parking from the project and from the plans approved by the Comprehensive Permit, as amended, as now shown on a plan submitted by the applicant and entitled “Stockbridge Landing – Revised Site Plan: Modified Site Layout Plan, Exhibit 1,” prepared by Highpoint Engineering, Inc., and dated August 3, 2017 (the “Modified Site Plan”).

By adjusting unit footprints, by updating plans for the units and by adding or relocating decks thereto or thereon, as now shown on plans submitted by the applicant and entitled "Scituate Condominiums, A 74 Unit Housing Complex Off Stockbridge Road, Scituate, Massachusetts," prepared by R.A. Schaefer & D.M. White, Architects, dated August 2, 2017 and consisting of Drawing Nos. P.1 through P.3, P.6 through P.8 and P.21 through P.23; as well as by making revisions to the site walkways as now shown on the aforementioned Modified Site Plan.

All other terms and conditions of the Comprehensive Permit not inconsistent with the foregoing are hereby ratified and shall hereafter remain in full force and effect.

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

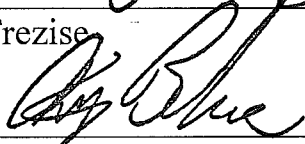
ZONING BOARD OF APPEALS



John Hallin, Chairman



Sara J. Trezise



Anthony Bucchere

Filed with the Town Clerk on September 8, 2017.