



Applicant: South River Partners LLC

Project Location: Village at South River 33 Central Street (Humarock) – Assessors Map 71, Block 9, Lot 1 and 5

Fourth Amendment: The Village at South River/ Zoning Board of Appeals Special Permit Decision Filed with Town Clerk on May 27, 2008 as Amended Following Land Court Remand Filed with the Town Clerk on September 15, 2009 and As Amended by Action of the Board filed with the Town Clerk November 2, 2011 and as Amended Hereby:

South River Partners LLC (“Applicant”), in accordance with the letter dated December 17, 2012 addressed to the Scituate Zoning Board of Appeals (“Board”), requested a further modification of condition 3 of the referenced Special Permit, so as to extend the time for readiness for occupancy of the off-site affordable unit, to a date which is prior to the issuance of an occupancy permit for the eleventh market rate unit, which would allow for the occupancy permits for, and sale of, Units 8, 9, 10 and 11.

In the course of the meeting with the Board on February 21, 2013, at the request of the Board, the application was amended so as to extend the time for readiness for occupancy of the off-site affordable unit, to a date which is prior to the issuance of an occupancy permit for the eleventh market rate unit; but not later than December 31, 2013.

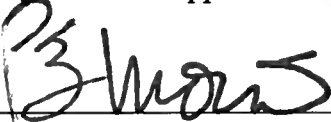
Said Application also contained a request, concerning the condition in the last sentence on page 3 of the “THEREFORE” paragraph, i.e. [requiring completion] of the dwellings and marina within two years following the razing of the buildings...“ Said Application disclosed that the demolition was reported completed on November 20, 2011, as a consequence of which, the two year limitation would expire November 20, 2013. Said application reported that, although the Phases

1 through 4 (Units 1 through 11) and the marina will be completed well before the November 20, 2013 deadline, Phase 5
(Units 12, 13 and 14), might take as long as November 20, 2014.

After discussion, upon motion duly made and seconded, by unanimous vote the Board
by this Fourth Amendment does hereby:

1. extend the time for readiness for occupancy of the off-site affordable unit, to a date which is prior to the issuance of an occupancy permit for the eleventh market rate unit; but not later than December 31, 2013; and
2. extend until November 20, 2014, the November 13, 2013 date expressed in the "Therefore" clause, (last sentence, before conditions 1 through 7, on page 3), for the completion of the dwellings and marina.

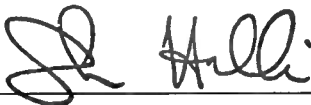
Zoning Board of Appeals



Peter Morin, Chairman



Sara J. Trezise



John Halin

Filed with the Town Clerk: March 19, 2013

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.