

**TOWN OF SCITUATE
ZONING BOARD OF APPEALS
MEETING MINUTES**

April 25, 2019

TOWN OF SCITUATE
TOWN CLERK

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RECEIVED

The Scituate Zoning Board of Appeals will hold a public hearing in the Scituate Public Library in the located at 85 Branch Street on **Thursday, April 25, 2019 at 7:00 P.M.** to consider the following requests:

Present: Anthony Bucchere, Chairman, Thomas Cavanagh, Brian Sullivan
Also Present: Robert Vogel, Building Commissioner and ZEO.

Not Present: Edward Tibbetts

Northey Farm Road: Kevin and Karen Hunter, 8 Northey Farm Road
Special Permit/Finding to raze and reconstruct a single family dwelling, plans are not completed;
requesting a continuance until the May 16th Zoning Board Hearing.

Mr. Cavanagh made a motion for a continuance on the Northey Farm Road Property until May 16th, seconded by Mr. Bucchere, Unanimous Vote (3-0).

14-16 Old Country Way: LLC

Special Permit to alter pre-existing non-conforming activities in a non-disturbance buffer zone, requesting a continuance due to unavailability of engineer and land surveyor until May 16th

Mr. Cavanagh made a motion for a continuance on 14-16 Country Way until May 16th, seconded by Mr. Bucchere; Unanimous Vote (3-0).

36 Bailey's Causeway and 36 R Bailey's Causeway: Richard Walden, 28 Cherry Lane represented by Jeff Hassett

Special Permit/Finding to raze and reconstruct a single family dwelling.

- In Flood Zone
- House will be brought into compliance (flood and building)
- Separate septic system
- Common gravel driveway access (will remain unchanged). Brian Sullivan felt this was a safety concern for the rear residence, he requested that the driveway surface be approved for better access for emergency responders. Anthony Bucchere did not agree that this issue was in their jurisdiction.

Janey Davidson 34 Bailey's Causeway who lives to the left asked about the second access to the residences, Jeff Hassett explained that the second access point would be over the septic area. Ms. Davidson thinks that the area will flood. She also thought it was a lot of house on a small footprint. Brian Sullivan said that the building code allows for the size of the house to be built. She asked about the elevation of the house, Jeff said that it will have a concrete foundation with breakaway panels, currently first floor elevation is 12.9 will be 16 cannot go above 35 feet. Brian Sullivan said that the house will comply with the height code. She was also concerned that the house would be close to her because it was moving forward on the lot and she would see the entire length of the house from her window and it would block her air flow and light. The board said it was within the setbacks.

After a brief discussion on where the cars of the residents would park, the current location of the driveway and if it would be shared or if an additional driveway would be added, Anthony Bucchere asked

for plans showing exactly where the driveway would be located. He also noted that the land was short of frontage. The plans should show both a shared driveway and an additional driveway.

Brian Sullivan made a motion to approve the application of Robert Richard Walden, 28 Cherry Lane per his request for a Special Permit/Finding in accordance with M.G. L. Chapter 40A, Section 6 and Sections 470.6 of the Scituate zoning Bylaw to raze and reconstruct 36R Bailey's Causeway with the condition that the plan for the driveway be resubmitted. The proposed reconstruct is in compliance with the flood code and building codes and is not substantially detrimental to the neighborhood. Seconded by Thomas Cavanagh, Unanimous Vote (3-0).

Town of Scituate Fire Department, 800 Cushing Highway: Chief John Murphy

- Flood Plan
- Set Backs

Chief Murphy passed out a copy of the site plan and sketch of the new Humarock Fire Station plan. The original building was built in 1941 and is in rough shape. It has flooded twice (January and March) water came in under the floor boards. Chief Murphy said the Town received a \$1000,000 Grant and \$270,000 will be needed from the Town. The project will consist of two phases, first phase is an apparatus bay, the floor will be 2 feet higher than the existing floor. Will go out to bid in the next week or two and should be completed July 1st. Second phase will consist of razing the new building on pilings (14.2) this phase is not funded. The plan is to merge the two buildings together. Chief Murphy was asked about a generator and he said there was space for a generator in the apparatus bay.

Question from audience member name inaudible was in support of the project.

Brian Sullivan made a motion to approve the Special Permit in accordance with MGL Chapter 40A, Section 6 and/or Sections 470.6 and 810.2 of the Scituate Zoning Bylaw for improvement to the pre-existing Fire Station at 4 River Street, Humarock. The reconstruction is in accordance with the national flood insurance program and consistent with Massachusetts Building codes. It will not affect drainage and will reduce non-conformity, seconded by Thomas Cavanagh, Unanimous Vote (3-0).

Anthony Bucchere made a motion to approve the minutes from the December, January and February Meetings, seconded by Brian Sullivan; Unanimous Vote (3-0).

Anthony Bucchere made a motion to adjourn the meeting, seconded by Brian Sullivan. The meeting adjourned 8:09 PM.

Respectfully Submitted,

Susan Tice
Lianne Cataldo