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**Scituate Zoning Board of Appeals
Meeting Minutes
February 12, 2018**

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The Scituate Zoning Board of Appeals held a public hearing on February 12, 2018 in the office of the Planning Board at the Scituate Town Hall located at 600 Chief Justice Cushing Highway, Scituate. The meeting was called to order at 6:30 P.M.

Present: John Hallin, Chairman, Sara Trezise, Ed Tibbetts, Anthony Bucchere.

Also Present: Jason Talerman, Esq., Mead, Talerman & Costa, LLC.

Michael Cucchiara, of the Grantham Group, LLC and Chi Y. Man, P.E. Hardy & Man Design Group.

First Application(Continued from January 25, 2018): The Grantham Group, LLC of 99 Pleasant Street, Marlborough, MA 01752 requests a Comprehensive Permit pursuant to M.G.L. Chapter 40B, Sections 20-23 for the development of a 30 unit age restricted affordable senior housing residential complex at **0 Central Park Drive (Assessor's Map 38, Block 1, Parcel 160)**. A copy of the proposed project plan is on file with the ZBA.
Representing the Applicant: Michael Cucchiara of the Grantham Group, LLC.

Attorney Talerman explained he drafted a decision for the Comprehensive Permit. Said draft was subsequently reviewed by Mr. Hallin and Mr. Cucchiara. As such, minor revisions to language referencing lending had been incorporated.

Mr. Cucchiara explained regulations from DHCD and Mass. Housing require language specific to such must be included for the purposes of lending and the regulatory agreement.

Attorney Talerman and Mr. Cucchiara discussed the criteria for a substantial change vs. an insubstantial change.

Sheri Nidositko of First Parish Unitarian Church asked where the proposed building would be located on the site and if parking would be located in the vicinity of the playground at the church.

Mr. Hallin stated the proposed plan shows no parking located in the vicinity of the playground, further that the building be located farther away from the church property than the existing building.

Ms. Trezise requested clarification on conditions 9 and 19.

Attorney Talerman explained the language in place allows the Town to hold back four Certificates of Occupancy to ensure leverage for the completion of final punch list items on the project.

Mr. Cucchiara explained property maintenance would be addressed by a part time custodian. All repairs will be handled with 3rd party contracts as in accordance with DHCD tax credit projects.

No further questions or comments from the Board or the public.

Mr. Tibbetts moved to unanimously grant a Comprehensive Permit to the Applicant for the proposed project to the conditions as drafted, amended and reviewed at this meeting. Motion seconded by Ms. Trezise. All in favor, unanimous.

Mr. Bucchere moved to close the hearing. Motion seconded by Mr. Tibbetts. All in favor, unanimous.

Mr. Bucchere moved to adjourn. Motion seconded by Mr. Tibbetts. All in favor, unanimous.

Meeting adjourned at 8:00pm.

Respectfully Submitted,


Anne M. Kelly