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**Scituate Zoning Board of Appeals
Meeting Minutes
March 16, 2017**

PRESENT: John Hallin, Chairman, Ed Tibbetts, Anthony Bucchere and Frank Lynch.
Also Present: Bob Vogel, Acting Building Inspector and ZEO.

The Scituate Zoning Board of Appeals held a public hearing on March 16, 2017 at the Scituate Town Hall located at 600 Chief Justice Cushing Highway, Scituate. The meeting was called to order at 7:05 P.M.

First Application: (Continued from January 19, 2017) Mr. John Collins, Jr. and Susan Collins of 391 Old Country Road, N. Palm Beach, FL 33414 request an appeal of the Building Inspector's September 14, 2016 refusal to declare **74R Brook Street, Scituate, MA (Assessor's Map 50, Block 13, Parcel 11R)** a buildable lot.

The Applicant requested to continue the hearing until the May 18, 2017 meeting per a letter dated March 14, 2017 (see file).

Mr. Tibbetts moved to allow the Applicant to continue the hearing to the May 18, 2017 meeting, seconded by Mr. Bucchere. All in favor, unanimous.

Second Application: Steven Grant of 161 Glades Road, Scituate, MA requests a Finding/Special Permit in accordance with M.G.L. Chapter 40A, Section 6 to construct an addition to the pre-existing, nonconforming dwelling at **161 Glades Road, Scituate (Assessor's Map 5, Block 3, Parcel 96)** increasing gross floor area more than 20%.
Representing the Applicant: Richard Rockwood, Principal Architect of Rockwood Design.

Mr. Rockwood described the application to the Board and reviewed the submitted site plan and architectural drawings showing the proposed addition locations highlighted. The extension of the first floor is to be on a new foundation. The other addition would be a second floor over the existing structure on the south side of the house.

The Board reviewed the zoning chart and asked Mr. Rockwood for further explanation of the setbacks listed on the zoning chart submitted with the application after noting the information listed on the chart was misleading. Setbacks and lot dimensions were discussed and clarified with the Board.

Mr. Tibbetts stated nonconforming area is closer to the lot than the area which is proposed to have the second floor addition. Therefore, the nonconformity may be increasing, not extending. He added the nonconformities are in the frontage, lot width and the southerly side setback.

Mr. Hallin inquired about the location of the porch in the submitted photos of the existing structure.

Mr. Rockwood stated the area referred to as the "porch" is, in fact, a covered and enclosed area with windows, heating and bathroom located on the rear of the house.

Mr. Vogel informed the Applicant there may be matters to address related to the FEMA 2016 regulations which show the property in the AE15 flood zone subsequent to the Building Permit application.

Mr. Rockwood explained he was aware of such matters having had addressed the elevation and he would continue to pursue any further issues to be in compliance with the FEMA regulations.

There were no public comments.

Mr. Bucchere moved that the Board grant the application for the property at 161 Glades Road, Scituate for a Special Permit under Section 40A, Section 6 and that the Board find that the property which is nonconforming as to left side setback, lot width and frontage as shown on the plan by Environmental Engineering Technology signed and dated January 12, 2017 will not create any new nonconformities and, to the extent they intensify any existing nonconformities, such intensification shall not be substantially more detrimental to the surrounding neighborhood, and further that the proposed improvements comply with 950.3 Sections A-F of the Scituate Zoning Bylaws. Motion seconded by Mr. Lynch. All in favor, unanimous.

Third Application: Francis J. Nash, Jr. of 15 Cherry Lane, Scituate, MA requests a Special Permit/ Finding pursuant to M.G.L. Chapter 40A, Section 6 to construct a single story addition to the detached garage on a nonconforming property located at 15 Cherry Lane, Scituate, MA (Assessor's Map 8, Block 6, Parcel 8A).

Mr. Nash reviewed the application with the Board explaining the proposed addition would be utilized for the sole purpose of storing two antique cars which have been exposed to the elements.

Mr. Lynch stated the nonconformities are the frontage and lot width. The existing garage is nonconforming with respect to the side setback. The proposed addition would extend the nonconformity. Mr. Lynch asked the Applicant if there was any reason the addition could not be located on the north side.

Mr. Nash explained due to the location of the septic system that was not an option.

Mr. Bucchere stated the required rear setback for a one story garage is 8' which the existing structure conforms to. The proposed addition would also conform.

There were no comments from the public.

Mr. Tibbetts moved on the application of Francis R. Nash of 15 Cherry Lane, Scituate, MA (Assessor's Map 8, Block 6, Parcel 8A) to construct a single story addition to the detached garage as described on a plan dated July 14, 2016 by Morse Engineering shall be not significantly more detrimental to the neighborhood, that the property is nonconforming as to lot width, frontage and side setback for the detached garage and the proposed addition will not create any new nonconformities; to the extent that it intensifies any nonconformities, such intensifications are not substantially more detrimental to the neighborhood. The Board finds the proposed plan shall not now or in the future be used for dwelling purposes and that this Finding meets all the requirements under section 950.3 of the Scituate Bylaws. Motion seconded by Mr. Lynch. All in favor, unanimous.

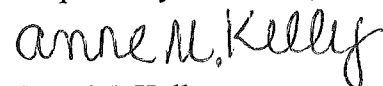
Minutes presented for approval.

Mr. Tibbetts moved to approve minutes from the February 16, 2017 meeting. Motion seconded by Mr. Bucchere. All in favor, unanimous.

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

Meeting adjourned at 7:35pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Anne M. Kelly". The signature is written in dark ink and is positioned above the printed name.

Anne M. Kelly