



Town of Scituate
Planning Board
Special Permit – Accessory Dwelling
19 Bridle La.

Decision: APPROVED with Conditions
Owner: Greg E. Harris and Jennifer K. Harris
Applicant: Greg E. Harris and Jennifer K. Harris
Date: December 31, 2007
Location: 19 Bridle La.
Plans: 1) Proposed Site Plan for 19 Bridle La. prepared by Ross Engineering Co. dated September 24, 2007, revised December 18, 2007.
2) Plans titled Harris Addition, 1 Level Cape Style In-Law, Rear Elevation and Side Elevations.

Members Hearing Special Permit Application: Donald Walter, Chairman; William Limbacher, Donna Chisholm, Mary Patricia (Pat) Brennan and Mark Fenton.

Background: The property is a \pm 40,110 sq. ft. lot in the Residential A-1 Zoning District and Water Resource Protection District which contains a single family home. The applicant proposes to construct an accessory dwelling which will be added onto the back of the existing house. The total area of the house is 3,040 sq. ft. according to Town of Scituate Assessor's records. The area of the accessory dwelling will be approximately 896 sq. ft. The applicant and his wife have signed an affidavit stating that they will occupy one of the dwelling units on the premises.

Procedural Summary: This request for a Special Permit was filed with the Town Clerk and the Planning Board on November 19, 2007. A Public Hearing before the Planning Board was duly advertised and notices sent to all abutters in accordance with MGL Chapter 40A. The hearing was opened December 20, 2007 and also closed on this date, when the Planning Board approved the Special Permit with conditions.

Hearing Summary: The applicants Greg E. Harris and Jennifer K. Harris, are the owners of the property. Greg Harris explained the plans to the Planning Board. He and Mrs. Harris intend to build the accessory dwelling in which Mrs. Harris' mother and father shall reside.

Public Comment: There was no comment in favor or in opposition to the proposal.

Decision: A motion was duly made and seconded to approve the Special Permit with the following terms and conditions:

1. The applicant shall obtain the necessary building permits from the Building Commissioner, Board of Health and all necessary permits from other town agencies.
2. The property at 19 Bridle Lane shall contain a maximum of two dwelling units, the existing dwelling and the accessory dwelling as proposed.
3. The accessory dwelling Special Permit shall be in effect as long as the structure is occupied by the owner of the property.
4. Except for any changes necessary to meet these conditions, all construction shall conform to the plans submitted with this application.
5. The accessory dwelling shall not be expanded in square footage without prior approval by the Planning Board.
6. There shall be no overnight on-street parking.
7. This Special Permit shall be void if it is not recorded at the Registry of Deeds within 90 days of the date of filing with the Town Clerk. The owner shall provide proof of this recording to the Planning Board.
8. This Special Permit shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with MGL Chapter 40A, Section 9.
9. The applicant must obtain a determination from the Water Division of the DPW that the existing water service will adequately support this proposed use. Any upgrade of water service shall be at the applicant's expense and must be approved by the Department of Public Works.
10. The hours of construction shall be limited to 7 AM to 7 PM weekdays and 8AM to 4 PM Saturdays, with no work to occur on Sundays, holidays or Heritage Days.

Vote: The vote was unanimous with all members hearing the application voting in favor of granting the Special Permit. Mr. Walter, Mr. Limbacher, Mrs. Brennan, Mrs. Chisholm, and Mr. Fenton voted to approve the Accessory Dwelling Special Permit with Conditions.

Signature sheet was added here.