

**TOWN OF SCITUATE
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE**

TOWN OF SCITUATE
TOWN CLERK
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June 16, 2016

The Scituate Zoning Board of Appeals will hold a public hearing in the Selectmen's Hearing Room in the Scituate Town Hall located at 600 Chief Justice Cushing Highway on **Thursday, June 16, 2016 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: John Boyd of 4 Sunset Avenue, Hull, MA 02045 requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit to encroach 36" into a pre-existing, nonconforming front yard setback with a roof overhang at the property located at **83 Surfside Road, Scituate, MA (Assessor's Map 15, Block 1, Parcel 41).**

Second Application: (Continued from April 21, 2016) JMGH Family Realty Trust, P.O. Box 948, Hanover, MA 02339 requests a Special Permit/ Finding under M.G.L. Chapter 40A, Section 6 and/ or Section 810.3 to allow the razing and reconstruction of a pre-existing, nonconforming multi family dwelling at **93-97 First Parish Road, Scituate, MA (Assessor's Map 49, Block 3, Parcel 1).**

Third Application: Ana and Philip Bard of 26 Kimball Road, Arlington, MA 02474 request a Special Permit/ Finding in accordance with Scituate Zoning Bylaw Sections 810.2, 950.2B, 950.2D and/or M.G.L. Chapter 40A, Section 6 and/or any other relief the Board of Appeals may grant, that the razing and reconstruction, extension and/or alteration of a pre-existing, nonconforming single family residential dwelling at **8 Holmes Street, Scituate, MA (Assessor's Map 73, Block, 13, Parcel 12-F)** will be less nonconforming, and will not be substantially more detrimental or injurious to the neighborhood, than the existing nonconforming structure.

Fourth Application: (Continued from May 19, 2016) Jonathan Aprea of 23 Shipyard Drive, Hingham, MA requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit on behalf of John M. Creedon to raze a single story nonconforming garage and construct a two story garage in a larger footprint keeping the same nonconforming setbacks. The property is located at **4 Grasshopper Lane, Scituate, MA (Assessor's Map 7, Block 7, Parcel 2).**

Fifth Application: (Continued from May 19, 2016) George Egan of 131 Glades Road, Scituate, MA requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit to extend a nonconforming rear yard setback by adding a second floor to the existing dwelling staying within the existing footprint. The property is located at **131 Glades Road, Scituate, MA (Assessor's Map 5, Block 3, Parcel 49).**

Sixth Application: Peter and Gina Princi, Trustees, of 51 Turner Way, Norwell, MA request a Special Permit/ Finding under M.G.L. Chapter 40A, Section 6 to raze and reconstruct a pre-existing, nonconforming single story garage at **134 Humarock Beach Road, Scituate, MA (Assessor's Map 71, Block 5, Parcel 11-0).**

Request for Modification of Comprehensive Permit- Stockbridge Woods: Stockbridge II Realty Trust requests a modification to the Comprehensive Permit. The primary changes are to allow (1) the transfer of the Comprehensive Permit to the new buyer by allowing the permit to be sold to Scituate Stockbridge Woods, LLC (2) make some non-material changes to the provisions of the agreement to reflect more typical construction conditions and requirements for the Stockbridge Woods project located off Stockbridge Road, Scituate, MA.

III. APPROVAL OF MINUTES

IV. ADJOURNMENT

Sara Trezise, Chairman
Scituate Zoning Board of Appeals