

Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



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TOWN OF SCITUATE ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE

November 17, 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, November 17, 2016 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

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

Second Application: Mark and Jaime Novak of 7 Nelson Road, Scituate, MA request a Special Permit/ Finding pursuant to M.G.L. Chapter 40A, Section 6 to construct an addition adding more than 20% to their non-conforming single family dwelling located at **7 Nelson Road, Scituate, MA (Assessor's Map 28, Block 21, Parcel 10)**.

Third Application: Leslie and Jeffrey G. Hubbard, Trustees of JAC Realty Trust of 28 River Road, Scituate, MA request a Finding/ Special Permit in accordance with Scituate Zoning Bylaw Sections 470.6F, 810.2, 950.2B, 950.2D, and/or M.G.L. Ch. 40A, Section 6, and/or any other relief the Board of Appeals may grant that the razing of a pre-existing nonconforming single family dwelling at **28 River Road, Scituate, MA (Assessor's Map 69, Block 2, Parcels 18, 19 and 20)** and reconstruction of a single family dwelling thereon, will be less nonconforming, and will not be substantially more detrimental or injurious to the neighborhood, than the existing nonconforming structure.

III. APPROVAL OF MINUTES

IV. ADJOURNMENT

Sara Trezise, Chairman
Scituate Zoning Board of Appeals