

**TOWN OF SCITUATE
PROPOSED 40B PROJECT HEARING
ZONING BOARD OF APPEALS
Meeting Minutes**

August 23, 2022

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Present: Anthony Bucchere, Chairman, George Xixis, Susan Harrison, Justin M. Marks (not present), Christopher Carchia

Also present: Robert Vogel, Scituate Building Commissioner

The Scituate Zoning Board of Appeals held a public hearing via Zoom only on Tuesday, August 23, 2022 at 7:00 P.M. to consider the following request:

(Continued from June 22, 2022) Salt Meadow Development at Scituate, LLC, seeks a Comprehensive Permit pursuant to Massachusetts General Law Chapter 40B, Sections 20 through 23, 760 CMR 56, and the Town of Scituate Zoning Bylaw and Comprehensive Permit Rules and Regulations, and/or any other relief that the Board of Appeals may grant, to allow for the construction and use of at least 32 dwelling units, at least eight of which would be restricted for low and moderate income for the development of affordable housing, at the property known and numbered as **279-281 Old Oaken Bucket, Scituate, MA, comprised of Assessor Parcels (44-1-3-D, 44-1-3-0, 41-1-3-A).**

Mr. Bucchere – opened the meeting and explained that this meeting was being conducted solely viz Zoom for the purpose of a continuation of the hearing. The engineering and peer review were not at a point that the board felt it would be productive to hold a hearing. Due to the opinion of the board and the applicant, it would be best served to continue the hearing so that the engineering review could be completed. Mr. Bucchere stated the request to continue the hearing was until October 4, 2022.

Mr. Bucchere – made a motion that the board vote to continue the hearing to Tuesday, October 4, 2022 or a date as close to that as possible at 7:00 p.m. Motion seconded by Mr. Xixis, all in favor, unanimous. The hearing for The Cottages at Old Oaken Bucket is continued to October 4, 2022 contingent on securing a room and the information for that will be posted on the Zoning Board of Appeals webpage. Mr. Bucchere and Ms. Harrison noted the people were still logging into the Zoom meeting and provided additional time for updating the public regarding the continuation.

Meeting was opened for public comment –

Elizabeth Murphy (via phone) – suggested that the meeting stay on via Zoom until the public was advised that the meeting has been continued.

Ms. Harrison – questioned whether there was a quest to extend the 180 days. Mr. Bucchere stated that there has been a confirmation by the applicant that they are amenable to extensions beyond the initial 180 days. Mr. Bucchere stated that the applicant would like to complete this hearing process and that it was at the suggestion of the applicant that the issue of continuing was discussed. The applicant fully recognizes

that neither the town or the applicant is better served trying to get through the hearing process before the engineers have been able to hear each other out and come to some solutions. The best 40B applications result when the town's peer review engineer can come to some sort of compromise with the applicant and the applicant's engineer and bring that closest compromise to the board. Both our engineer and the applicant's engineer felt that they still had progress to be made there and that is why we are continuing. Again, the applicant was fully open to any extension that would be needed.

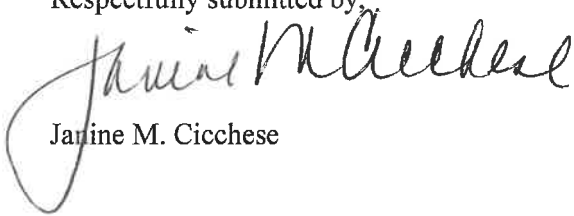
Liz O'Reilly (179 Maple Street, Scituate, MA 02066) – stated she was late logging on as she went to the library. Mr. Bucchere confirmed with her that the hearing has been continued to October 4, 2022.

ADJOURNMENT

Motion to close the hearing made by Mr. Bucchere and seconded by Mr. Xixis, all in favor, unanimous.

Meeting adjourned at 7:08 p.m.

Respectfully submitted by,

A handwritten signature in cursive script, reading "Janine M. Cicchese". The signature is written in dark ink and is positioned above the printed name.

Janine M. Cicchese