



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

July 21, 2016

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TOWN OF SCITUATE
TOWN CLERK

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, July 21, 2016 at 7:00 P.M. to consider the following requests:**

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: (Continued from May 19, 2016) Stockbridge Properties, LLC of 41 Cavanaugh Road, Scituate, MA requests a finding under 810.3 of the Scituate Zoning Bylaw and/or a Finding/ Special Permit under M.G.L. Chapter 40A, Section 6 to allow an office addition on an existing pre-existing, nonconforming building and use at 108 Stockbridge Road, Scituate, MA (Assessor's Map 54, Block 2, Parcel 25 & 26).

Second Application: (Continued from June 16, 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: (Continued from June 16, 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).

Fourth Application: Ashley and Michael Warner of 20 Dayton Road, Scituate, MA request a M.G.L. Chapter 40A, Section 6 Special Permit/ Finding to construct an addition to their pre-existing, nonconforming single family dwelling which will increase the existing gross habitable floor area by more than 20% at 20 Dayton Road, Scituate, MA (Assessor's Map 28, Block 19, Parcel 6).

Fifth Application: Whitecrest Realty LLC/ Charles Fagan of P.O. Box 43, Greenbush, MA requests a Special Permit under Section 420(3) and Section 200 (Definitions) of the Scituate Zoning Bylaws to construct a microbrewery at 6 Old Country Way, Scituate, MA (Assessors Map 53, Block 4, Parcel 8).

Sixth Application: Neil J. Greco of 319 Central Avenue, Humarock, MA requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit to add a second floor to his non-conforming single family dwelling which will increase the existing gross habitable square footage more than 20%. The property is located at **319 Central Avenue, Humarock, MA (Assessor's Map 68, Block 2, Parcel 6)**.

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