

Town of Scituate

ZONING BOARD OF APPEALS

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



AMENDED II TOWN OF SCITUATE ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE

December 15, 2016

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MASSACHUSETTS

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, December 15, 2016 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Elaine A. Riddle of 37 Shoals Avenue, Plymouth, MA requests a Special Permit pursuant to Sections 610.2B and 950.3 of the Scituate Zoning Bylaws, and/or M.G.L. Ch. 40A, Section 6, and/or any other relief the Board of Appeals may grant to construct a single family dwelling on a lot which has a width of less than one hundred feet at any point between the frontage or way and the nearest part of the dwelling erected to or to be erected on said lot, but which has a width of at least 50 feet at every point between frontage street or way and the nearest part of the dwelling to be created on said lot. The subject property is located at **Torrey's Lane, Lot 2, Scituate MA (Assessor's Map 55, Block 3, Parcel 26-A).**

Second Application: Peter Zaccardi of 37 Moorland Road, Scituate, MA requests a Special Permit/ Finding pursuant to Section 810.2 and 470.6F of the Scituate Zoning Bylaws, and/or M.G.L. Ch. 40A, Section 6, and/or any other relief the Board of Appeals may grant to allow reconstruction of a single family dwelling on a preexisting, nonconforming lot at **40 Peggotty Beach Road, Scituate, MA (Assessor's Map 55, Block 7, Parcel 10).**

Third Application: Gerald F. Schinder of 54 Stetson Shrine Lane, Norwell, MA 02061 requests a Special Permit/ Finding in accordance with M.G.L. Chapter 40A, Section 6 to raze and reconstruct a pre-existing nonconforming dwelling adding more than 20% gross square footage and a Flood Plain Special Permit under Section 470.6 of the Scituate Zoning Bylaws at **15 Tenth Avenue, Scituate, MA (Assessor's Map 39, Block, 4, Parcel 12).**

Fourth Application: Christian M. Holmblad and Margaret Hudlin of 74 Fisher Road, Southboro, MA 01772 request a Special Permit/ Finding pursuant to Section 810.2A of the Scituate Zoning Bylaws, and/or M.G.L. Ch. 40A, Section 6, and/or any other relief the Board of Appeals may grant for an increase in the gross floor area of 31.1% at **20 Collier Road, Scituate, MA (Assessor's Map 64, Block 5, Parcel 1).**

Fifth Application: Paul Sheerin of 48 Ocean Avenue, Scituate, MA requests a Special Permit/ Finding in accordance with Sections 470.6F, 810.2B of the Scituate Zoning Bylaws and/ or M.G.L. Chapter 40A, Section 6 and/or any other relief that the Board of Appeals may grant that the razing of a pre-existing nonconforming single family dwelling at **25 Bayberry Road, Scituate, MA (Assessor's Map 5, Block 1, Parcel 41)** 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 destroyed and/ or existing nonconforming structure(s) or use(s).

Sixth Application: Dana Sceviour of 25 Irving Street, Canton, MA 02021 requests (I) a M.G.L. Chapter 40A, Section 6 Finding in accordance with Scituate Zoning Bylaw Section 810.2 and 950.2D to raze a dimensionally conforming single family dwelling at **24 Lynda Lane, Scituate, MA (Assessor's Map 54, Block 1, Parcel 36)** on a lot which is pre-existing, nonconforming as to lot width, and the reconstruction of a single family dwelling thereon having an increase of more than 20% in the gross floor area, and (II) a Special Permit pursuant to Scituate Zoning Bylaw Sections 470.6F, 950.2B and 950.3 for the substantial improvement to an existing structure at 24 Lynda Lane in the Flood Plain and Watershed Protection District and/or (III) any other relief the Board of Appeals may grant.

III. APPROVAL OF MINUTES

IV. ADJOURNMENT

John Hallin, Chairman
Scituate Zoning Board of Appeals