

AMENDED

**TOWN OF SCITUATE
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE
FEBRUARY 28, 2019**

The Scituate Zoning Board of Appeals will hold a public hearing in the Community Room in the Scituate Public Library located at 85 Branch Street on **Thursday, February 28, 2019 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Kelly and Susan Killeen of 185 First Parish Road, Scituate, MA request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to construct an accessory structure on a pre-existing, nonconforming property located at **185 First Parish Road (Assessor's Map 44, Block 3, Parcel 60)** increasing the gross floor area by more than 20%.

Second Application: Derek Flodin of 57 Ridge Hill Road, Scituate, MA requests a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to allow the construction of an addition to the pre-existing, nonconforming dwelling and property at **57 Ridge Hill Road (Assessor's Map 55, Block 2, Parcel 28)** increasing the floor area by more than 20%.

Third Application: John Dolan of P.O. Box 1, Greenbush, MA 02040 requests a Special Permit/Finding at 13 Wampatuck Avenue, Scituate, MA pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to allow the construction of an addition to the pre-existing, nonconforming dwelling and property at **13 Wampatuck Avenue (Assessor's Map 39, Block 7, Parcel 7)** increasing the floor area by more than 20%.

Fourth Application: (Continued from January 17, 2019) Request for Modification of Comprehensive Permit issued on February 10, 2003 and most recently modified on September 1, 2017 for the property at 90 Stockbridge Road, Scituate, MA (Assessor's Map 054, Block 2, and Parcel 28): Dakota Partners, Inc. and Stockbridge II Realty Trust requests a modification to the Comprehensive Permit granted under M.G.L. Chapter 40B, Sections 20-23, as amended, to change the number of units from seventy four (74) units in fourteen (14) buildings to sixty-eight (68) units in thirty four duplex buildings and to modify the grading. The property is located at **96-100 Stockbridge Road and off Stockbridge Road (Assessor's Maps 54-2-28, 54-2-28A, 54-2-28B and 54-2-28C)**.

Fifth Application: Request for Modification of Comprehensive Permit issued to SEB/Herring Brook LLC ("SEB") on October 3, 2018 allowing development of a 60 unit apartment community at **126 and 132 Chief Justice Cushing Highway (Assessor's Map 58-1-8-A and 58-1-5-0)**.

III. PRESENTATION:

[NOTICE] Warrant Article Parcel 17-19-5, Adam J. Brodsky, Esq., Drohan Tocchio & Morgan, P.C. Mr. Brodsky will be presenting the Citizen's Petition and proposed Map to extend the Humarock Village Residential Overlay Zoning District.

IV. APPROVAL OF MINUTES

V. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals