

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

TOWN OF SCITUATE
TOWN CLERK
2020 JAN -9 AM 9:11

January 16, 2020

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, January 16, 2020 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: (Continued from December 20, 2019) SLV/WW Scituate, LLC of 257 Hillside Ave, Needham, MA request a Special Permit pursuant to Section 710.2 of the Scituate Zoning Bylaw to allow the installation of signage at 126-132 Chief Justice Cushing Highway, Scituate, MA for the project known as Herring Brook Meadow (Assessor's Map 58, Block 1, Parcels 8A & 5).

Second Application: Benjamin Bornstein and Zarla Ludin of 99 First Parish Road, Scituate, MA request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, and/or Section 810.3 of the Scituate Zoning Bylaw to repair and add a second story to a pre-existing, non-conforming structure on a pre-existing, non-conforming lot. The property is located at **99 First Parish Road, Scituate, MA. (Assessor's Map 49, Block 3, Parcel 2).**

Third Application: Kerylynn Krahforst of 96 Turner Road, Scituate, MA requests a Special Permit/Finding pursuant to Section 810.2 of the Scituate Zoning Bylaw and/or M.G.L. Chapter 40A, Section 6 to allow the extension of a pre-existing, non-conforming single family dwelling increasing the gross floor area by more than 20%. The property is located at **96 Turner Road, Scituate, MA. (Assessor's Map 40, Block 6, Parcel 4).**

Fourth Application: Brian O'Neill, Sr., Esq. of 35 Gannett 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 raze and reconstruct a pre-existing, non-conforming accessory structure increasing the gross floor area by more than 20%. The property is located at **35 Gannett Road, Scituate, MA. (Assessor's Map 15, Block 4, Parcel 7).**

Fifth Application: Natalie A. O'Connell of 94 Lawson Road, Winchester, MA requests 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 extension of a pre-existing, nonconforming single family dwelling increasing the gross floor area by more than 20%. The property is located at **31 Eleventh Avenue, Scituate, MA. (Assessor's Map 39, Block 5, Parcel 30).**

Lawson Green SLR, Limited Partnership c/o the Grantham Group, LLC requests a **Modification to the Comprehensive Permit** for Lawson Green Apartments that the departure for LEED certification in favor of Energy Star energy efficiency design standards does not constitute a substantial change from the requirements imposed by the Comprehensive Permit issued February 2018. The request for insubstantial administrative changes is on file with the ZBA for the project located at **0 Central Park Drive, Scituate, MA (Assessor's Map 38, Block 1, Parcel 16).**

III. ADDITIONAL BUSINESS:

Discuss matrix of proposed changes to section 830 and 810.1 of the Scituate Zoning Bylaw.

IV. APPROVAL OF MINUTES

V. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals