

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

RECEIVED

November 21, 2019

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, November 21, 2019 at 7:00 P.M. to consider the following requests:

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I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

**First Application: (Continued from October 17, 2019) Bradford Merritt of 493 Country Way, Scituate MA** requests a Special Permit/ Finding in accordance with Section 470.9 of the Scituate Zoning Bylaw that the Board of Appeals make a Determination of Suitability for a unified parcel known as 0 and 483 Country Way, Scituate, MA (Assessor's Map 32, Block 7, Parcels 13A, 14, 15, 16, 21).

**Second Application: Anne Marie and Peter Huie of 86 Humarock Beach Road, Scituate MA** request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, and/or Section 810.2 of the Scituate Zoning Bylaw to construct an addition to the pre-existing, non-conforming single family dwelling increasing the gross floor area by more than 20%, and to allow the razing and reconstruction of a pre-existing, non-confirming accessory structure. The property is located at 86 Humarock Beach Road, Scituate MA 02060 (Assessors Map 72, Block 5, Parcel 16F).

**Third Application: Melanie and Jason Lelio of 9 Ash Street, Cohasset, MA** request a Special Permit/Finding in accordance w/ M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the construction of an addition to the second floor and a covered rear entry increasing the gross floor area by more than 20%. The property is located at 16 Gannett Road, Scituate, MA (Assessor's Map 8, Block 4, Parcel 10).

**Fourth Application: The Estate of Charles R. Bartlett, in c/o Thomas Bartlett of 277 Clapp Road, Scituate, MA** requests a Special Permit/Finding pursuant to Scituate Zoning Bylaw Section 610.2 to allow the creation of a lot with less than 100 feet of frontage. The property is located at 275 Clapp Road, Scituate MA (Assessor's Map 23, Block 1, Parcel 4).

**Fifth Application: Paul M. Holland, Jr, Trustee of 67 French Avenue, Braintree, MA** requests a Special Permit/Finding in accordance with Scituate Zoning Bylaw Sections 470.6F, and a finding in accordance with Scituate Zoning Bylaw Sections 810.2 and M.G.L. Ch. 40A, Section 6, and/or any other relief that the Board of Appeals may grant, to raze a dimensionally conforming single-family dwelling on a pre-existing non-conforming lot at 236 Central Avenue (Assessor's Map 69, Block 1, Parcel 37) and to reconstruct a single family dwelling thereon which will be an approximately 48% increase in gross floor area, will comply with all dimensional zoning setback and height requirements, and will not be substantially more detrimental than the existing structure or use to the neighborhood.

**Sixth Application: Bruce and Kathy Beagley of 68 Collier Road, Scituate MA** request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to construct an addition to the pre-existing, non-conforming single family dwelling increasing the gross floor area by more than 20 %. The property is located at 68 Collier Road, Scituate MA 02066 (Assessor's Map 64, Block 9, Parcel 10).

III. ADJOURNMENT

Anthony Bucchere, Chairman  
Scituate Zoning Board of Appeals