

AMENDED
TOWN OF SCITUATE
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE
December 20, 2018

RECORDED
2018 DEC -6 PM 1:00
TOWN OF SCITUATE

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 Hwy. on **Thursday, December 20, 2018 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Steven Pelletier of 11 Beacon Road, Scituate, MA requests a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2 and Section 470.6F of the Scituate Zoning Bylaw and/or relief that the Board of Appeals deems necessary to allow the construction of an addition to the pre-existing, nonconforming single family dwelling at **11 Beacon Road, Scituate, MA (Assessor's Map 46, Block 8, Parcel 3)** increasing the gross floor area by more than 20%.

Second Application: Sylvain Dumet of 55 Greenfield Lane, Scituate, MA requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw and/or relief that the Board of Appeals may grant to raze and reconstruct the pre-existing, nonconforming building at **55 Greenfield Lane, Scituate MA (Assessor's Map 54, Block 1, Parcel 17)**.

Third Application: Peter Zaccardi of 37 Moorland Road, Scituate, MA requests a Special Permit/Finding at **717 Country Way, Scituate, MA** pursuant to M.G.L. Chapter 40, Section 6 and /or Section 810.2 of the Scituate Zoning Bylaw to construct additions and a garage to the pre-existing, nonconforming single family dwelling at **717 Country Way, Scituate, MA (Assessor's Map 12, Block 3, Parcel 2)** increasing the gross floor areas by more than 20%.

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. requests a modification to the Comprehensive Permit. The primary changes are to allow (1) the reduction of units to sixty eight and to construct these units in thirty four multifamily duplex style buildings dispersed through the project site (2) Reduce the height of the proposed buildings which allows the proposed housing to be more consistent with the housing styles throughout Scituate (3) Allow minor grading changes on the site (4) Eliminate the retaining wall behind Buildings 1 through 5 (5) Revise the construction phasing plan.

III. NEW BUSINESS:

Discuss/Vote: Organization of Zoning Board

IV. ADJOURNMENT

John Hallin, Chairman
Scituate Zoning Board of Appeals