

TOWN OF SCITUATE
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE

June 4, 2020**

TOWN OF SCITUATE
TOWN CLERK
2020 MAY 20 AM 10:36

****Via remote participation.**

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, Town of Scituate public meetings shall meet remotely until further notice. This meeting will be live recorded by Scituate Community Television and can be viewed live on cable television channel 9. Participation for the Public Hearing will be available by audio conference bridge.

For audio participation: call in can be accessed via any of the numbers as listed below. Please note- long distance charges may apply depending upon the callers plan. Follow the instructions for the calling service. Questions or comments will be allowed during the moderated Q&A period following the audio directions. Your phone line will be otherwise muted as you listen to the audio.

(425) 436.6308
(425) 436.6338
(425) 436.6300

Access code: 538960#

The Scituate Zoning Board of Appeals will hold a public hearing via remote access on **Thursday, June 4 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 February 20, 2020) 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, nonconforming 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).**

Second Application: (Continued from March 16, 2020) Jane & Pietrina Analetto of 351 Highland Street, Marshfield, MA request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Sections 470 and 810.2 of the Scituate Zoning Bylaw and/or any other relief the Board of Appeals deems necessary, to allow the razing and reconstruction of a single family dwelling on a pre-existing, non-conforming lot, located at **148 Jericho Road, Scituate, MA (Assessor's Map 46, Block 5, Parcel 47).**

Third Application: (Continued from March 16, 2020) Paul & Debra Jablonski of 12017 Tivoli Park Row, San Diego, CA request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and/or Sections 470 and 810.2 of the Scituate Zoning Bylaw and/or any other relief the Board of Appeals deems necessary, to allow the razing and reconstruction of a single family dwelling on a pre-existing, non-conforming lot, located at **166 Jericho Road, Scituate, MA (Assessor's Map 46, Block 5, Parcel 43).**

Fourth Application: (Continued from March 16, 2020) Alan Gacia of 46 Bridge Street, Norwell, MA requests a Special Permit/Finding in accordance with Scituate Zoning Bylaw Sections 470.6 and 810.2 and/or M.G.L Chapter 40A, Section 6 and/or any other relief the Board of Appeals deems necessary, to allow the razing and reconstruction of a pre-existing, non-conforming single family dwelling on a pre-existing, non-conforming lot, located at **138 River Street, Scituate (Assessor's Map 73, Block 10, Parcel 7-0).**

Fifth Application: (Continued from March 16, 2020) Neil Grecco of P.O. Box 40, Humarock, MA requests a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and/or any other relief the Board of Appeals deems necessary, to add a second story addition to a pre-existing, non-conforming single family dwelling on a pre-existing, non-conforming lot increasing the gross floor area by more than 20%. The property is located at **319 Central Avenue, Scituate (Assessor's Map 68, Block 2, Parcel 6-0)**.

Sixth Application: Kristen Mullen-Connolly of 17 First Avenue, 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 and/or any other relief the Board of Appeals deems necessary, 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 **17 First Avenue, Scituate (Assessor's Map 34, Block 11, Parcel 6)**.

Seventh Application: William Baird of 111 Summer Street, 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 and/or any other relief the Board of Appeals deems necessary, 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 **111 Summer Street, Scituate (Assessor's Map, Block, Parcel)**.

Request for Modification to the Comprehensive Permit issued on February 10, 2003 and most recently modified on April 11, 2019 for the property at 90 Stockbridge Road, Scituate, MA (Assessor's map 54, Block 2, Parcel 28): Dakota Partners, Inc. requests a modification to the Comprehensive Permit. The primary change are to allow the addition of a half bath to five (5) of the F1 marketable units. This addition would be built-out off the side of the building.

III. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals