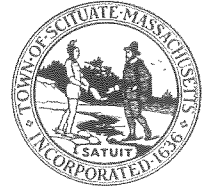


# Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.  
Scituate, Massachusetts 02066  
(781)545-8716



AMENDED  
TOWN OF SCITUATE  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE

SEPTEMBER 19, 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, September 19, 2019 at 7:00 P.M.** to consider the following requests:

**I. MEETING CALLED TO ORDER**

**II. APPLICATIONS TO BE HEARD:**

**First Application: 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: Douglas and Lisa Roeder of 4 Fox Hill Road, Durham, NH, 03824** 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 and/or any other relief that the Board of Appeals may grant to raze and reconstruct the pre-existing, nonconforming single family dwelling at **20 Cliff Road South, Scituate, MA (Assessor's Map 68, Block 4, Parcel 10)** increasing the gross floor area by more than 20%.

**Third Application: Kieran Whelan of 57 Seaside Road, 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 to construct a third floor addition to the pre-existing, nonconforming single family dwelling at **57 Seaside Road, Scituate, MA (Assessor's Map 28, Block 5, Parcel 6)** increasing the gross floor area by more than 20%.

**Fourth Application: Elizabeth Magee of 28 Standish Avenue, 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 razing and reconstruction of the pre-existing, nonconforming single family dwelling at **28 Standish Avenue, Scituate, MA (Assessor's Map 34, Block 11, Parcel 12)** increasing the gross floor area by more than 20%.

**Fifth Application: Paul M. Rodrigues of 20 Gate Street, Carver, MA 02330** requests a Variance from the required 30 foot front set back in the R-3 District, pursuant to M.G.L. Chapter 40A, Section 10 and Scituate Zoning Bylaw Section 620.3, to allow an encroachment of 1.8 feet in to the required 30 foot front setback of the single family dwelling at **36 Barker Road, Scituate, MA (Assessor's Map 46, Block 9, Parcel 7).**

**Sixth Application: William Slocum of 48 Town Way Extension, Scituate MA 02066** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or Sections 470.6F, 810.2, 830 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant to raze and/or substantially improve a pre-existing, nonconforming single family residential structure that had been damaged by accidental causes on a pre-existing nonconforming lot in the Flood Plain & Watershed Protection and Residence R-3 Zoning Districts at **47 Town Way Extension, Scituate MA (Assessor's Map 55, Block 06, Parcel 43)** and to reconstruct, extend, and/or alter the said dwelling by replacing it with a structure to be moved from **48 Town Way Extension, Scituate MA (Assessor's Map 55, Block 08, Parcel 01)** such that the resulting reconstructed structure will be less nonconforming, and will not be substantially more detrimental or injurious to the neighborhood than the damaged and/or existing nonconforming structure(s) or use(s).

**Seventh Application: Toll MA Land III Partnership** requests a Special Permit/Finding in accordance with Scituate Zoning Bylaw Section 710.2 and/or any other relief that the Board of Appeals may grant to allow the installation of signage at **Assessor's Parcel Numbers 39-2-1-E, 39-2-1-D and 34-15-1** in the R-3 District.

**Eighth Application: Adria Gallagher of 54 Collier Road, Scituate MA 02066** 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 to construct an addition to the pre-existing, nonconforming single family dwelling, increasing the gross floor area by more than 20 percent and to allow the reconstruction of a nonconforming accessory shed at **54 Collier Road, Scituate, MA (Assessor's Map 64, Block 9, Parcel 15)**.

**Ninth Application: Matt Shanley of 28 Inner Harbor Road, Scituate, MA** request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 470.6 and 810.2 of the Scituate Zoning Bylaw to raze and reconstruct the pre-existing, nonconforming single family dwelling at **28 Inner Harbor Road, Scituate, MA (Assessor's Map 55, Block 7, Parcel 5)** increasing the gross floor area by more than 20%.

**Grantham Group, LLC** requests a **Modification to the Comprehensive Permit** for Lawson Green Apartments pursuant to M.G.L. Chapter 40B, Sections 20-23. 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. ADJOURNMENT

Anthony Bucchere, Chairman  
Scituate Zoning Board of Appeals