

# Town of Scituate

ZONING BOARD OF APPEALS

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



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SCITUATE

## AGENDA

### MEETING OF THE SCITUATE ZONING BOARD OF APPEALS THURSDAY, FEBRUARY 15, 2024 - 7:00PM

**HYBRID: SELECT BOARD HEARING ROOM AT TOWN HALL AND REMOTE VIA ZOOM**

*The Scituate Zoning Board of Appeals is committed to providing an environment of respect during meetings. We ask all members to interact in a polite manner even when there is disagreement.*

*We value the participation of our community and want all participants, including marginalized and minoritized communities, to feel welcomed and respected.*

*We ask our committee members, and all who participate, to commit to these standards to support and respect our community*

**Note: The Scituate Zoning Board of Appeals** will meet in person and have a Zoom call in and a participation option. This meeting will be recorded and can be viewed on Scituate Community Television Facebook Live. The recorded meeting will be available the following day on Comcast Channel 9 and YouTube (Scituate Community Television).

#### **By Computer:**

**<https://us02web.zoom.us/j/84217526997?pwd=cytaRHdEUlhENGdwT2ZLWExoY1A5UT09>**

**Meeting ID: 842 1752 6997**

**Passcode: 966071**

**To ask a question or comment once the meeting has started, click the icon labeled "Participants" at the bottom center of your computer. At the bottom of the Participant list on the right side of the screen, click the button labeled "Raise Hand" to ask a question during Q&A period.**

#### **By Phone:**

**Dial: 1-646-931-3860**

**Enter Meeting ID: 842 1752 6997**

**When prompted for Participant ID number PRESS #**

**Enter Passcode: 966071**

**To ask a question or comment using your phone's keypad, push \*9 to "Raise Hand" during Q&A period.**

**The Scituate Zoning Board of Appeals** will hold a hybrid public hearing in the Selectmen's Hearing Room in the Scituate Town Hall located at 600 Chief Justice Cushing Highway and also be accessible via zoom on **Thursday, February 15, 2024 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 December 21, 2023)*. **Catherine E. Spillane, 326 Central Avenue, Scituate, MA 02066** seeks (1) a waiver by special permit and/or finding pursuant to Scituate Zoning Bylaw Section 810.1 of the four-year "abandonment or non-use period" of a pre-existing, nonconforming structure on a pre-existing, nonconforming lot at **326 Central Avenue, Scituate, MA 02066 (Assessor's Map 68, Block 5, Parcel 17)** that had been damaged or destroyed by fire in 2012, and (2) a finding, pursuant to Scituate Zoning Bylaw Section 821.2C and M.G.L. Chapter 40A, Section 6, to allow a proposed repair, alteration, reconstruction, extension or structural change to the said nonconforming structure that will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

**Second Application:** **Angela Stout, c/o J. Stephen Bjorklund**, requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 530 of the Scituate Zoning Bylaws and/or any other relief that the Board of Appeals may grant, to allow the partial conversion of an existing garage to an accessory dwelling at **22 Beal Place, Scituate, MA, 02066 (Assessor's Map 50, Block 5, Parcel 40)**.

**Third Application:** **Adams Equity Partners, LLC c/o Jeffrey A. De Lisi, Esq., Ohrenberger, De Lisi & Harris, LLP, 28 New Driftway, Scituate, MA 02066** request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 610.2.B of the Scituate Zoning Bylaws and/or any other relief that the Board of Appeals may grant, to create Lot 2, for property with an existing address of **165 Summer Street, Scituate, MA, 02066 (Assessor Parcel Nos. 23-1-38-F and 24-2-49-B)**.

**Fourth Application:** **Kathy A. & Frank J. Nelson, 9 Collier Road, Scituate, MA, 02066** request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Bylaws and/or any other relief that the Board of Appeals may grant, to allow the raze and reconstruction of a pre-existing nonconforming single-family dwelling at **9 Collier Road, Scituate, MA, 02066 (Assessor's Map 64, Block 6, Parcel 2)**.

**Fifth Application:** **Michael and Mary Phipps Milot, 12 Forest Park Drive, Vero Beach, FL, 32962** through their Agent (**Paul J. Mirabito, PLS, Ross Engineering Company, 683 Main Street, Norwell, MA 02061**) request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2.B of the Scituate Bylaws and/or any other relief that the Board of Appeals may grant, to allow the raze and reconstruction of a pre-existing nonconforming single-family dwelling at **62 Gilson Road, Scituate, MA, 02066 (Assessor's Map 60, Block 2, Parcel 21)**.

**III. APPROVAL OF MEETING MINUTES**

**IV. APPROVAL OF ZBA DECISIONS**

**V. ADJOURNMENT**

George Xixis, Chairman  
Scituate Zoning Board of Appeals