

Town of Scituate

ZONING BOARD OF APPEALS

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



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AMENDED
TOWN OF SCITUATE
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE

April 15, 2021

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 recorded and can be viewed LIVE on Scituate Community Television's Facebook Page. The recorded meeting will be available the following day on Comcast Channel 9 and YouTube (Scituate Community Television).

Topic: Scituate Zoning Board of Appeals Meeting – 04/15/2021
Time: April 15, 2021 07:00 PM Eastern Time (US and Canada)

By Computer:

<https://us02web.zoom.us/j/81367594349?pwd=SVdGc2U2VDBFaG9lZk40emlhcEp1Zz09>

Meeting ID: 813 6759 4349

Passcode: 007755

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: 1-929-205-6099

Enter Meeting ID: 813 6759 4349

When prompted for Participant ID number PRESS #

Enter Passcode: 007755

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 public hearing via remote access on Thursday, April 15, 2021 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: Robert Hogan of 202 Central Avenue, Scituate, MA 02047 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 allow the razing and reconstruction of a pre-existing non-conforming single-family dwelling at **202 Central Avenue, Scituate, MA 02047 (Assessor's Map 70, Block 1, Parcel 10)** and increasing the gross floor area by more than 20%.

Second Application: James Paskell of 20 Collier Road, Scituate, MA 02066, represented by Attorney Jeffery D. Ugino, Gelerman and Cabral, LLC, 6 Beacon Street, Suite 215, Boston, MA 02108 requests an Appeal pursuant to M.G.L. Chapter 40A, Section 15 and/or Sections 430.2 and 200 of the Scituate Zoning Bylaw of the building permit dated February 2, 2021 to Lenord G. Cubellis and Virginia M. Cubellis, owners of the parcel located at **Cliff Avenue, Lot 64-5-2, Scituate, MA 02066 (Assessor's Map 64, Block 5, Parcel 2)**.

Third Application: Perry Dinatale of 91 N. Street, South Boston, MA requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6, and/or Sections 470.6 and 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing non-conforming single-family dwelling at **10 Newton Street, Scituate, MA 02066 (Assessor's Map 72, Block 9, Parcel 4)** increasing the gross floor area by more than 20%.

Fourth Application: Michael and Kelly Mangano of 20 Kelly Lane, Ladera Ranch, California 92694 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6, and/or Sections 470.6 and 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing non-conforming single-family dwelling at **42 Brunswick Street, Scituate, MA 02066 (Assessor's Map 72, Block 5, Parcel 1-A)** increasing the gross floor area by more than 20%.

Fifth Application: Paul Knight and Stacie Pallotta Knight c/o Walter B. Sullivan, Esq., Sullivan & Comerford, PC, 80 Washington Street, Building B, Suite 7, Norwell, MA 02061 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 to allow the razing and reconstruction of a pre-existing non-conforming single family dwelling at **9 Bridge Avenue, Scituate, MA 02066 (Assessor's Map 56, Block 3, Parcel 1)** increasing the gross floor area by more than 20%.

Sixth Application: Robert F. and Carol Howland of 30 Ocean Avenue, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.2 and/or 950.3 of the Scituate Zoning Bylaw to allow the extension of the rear dwelling at **30 Ocean Avenue, Scituate, MA 02066 (Assessor's Map 8, Block 6, Parcel 13)**.

Seventh Application: Jennifer Duff of 41 Fay Road, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 to allow the construction of a second story addition to a pre-existing, non-conforming single-family dwelling at **41 Fay Road, Scituate, MA 02066 (Assessor's Map 34, Block 27, Parcel 6)** increasing the gross floor area by more than 20%.

III. FURTHER DISCUSSION OF PROPOSED HARBOR RESIDENT STICKER PARKING

IV. APPROVAL OF MEETING MINUTES

V. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals