

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

January 20, 2022

RECEIVED
2021 DEC 29 AM 9:13

Via remote participation.

On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. This Act includes an extension, until April 1, 2022, of the remote meeting provisions of his March 12, 2020, Executive Order Suspending Certain Provisions of the Open Meeting Law. 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 – 01/20/2022
Time: January 20, 2022 at 07:00 PM Eastern Time (US and Canada)

By Computer

<https://us02web.zoom.us/j/88191620156?pwd=QjRRN0k4bC9HY1hqSGlHb3pwZ3d1dz09>

Meeting ID: 881 9162 0156

Passcode: 461596

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: 881 9162 0156

When prompted for Participant ID number PRESS #

Enter Passcode: 461596

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, January 20, 2022 at 7:00 P.M. to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Joseph P. Joyce and Marie Antoinette Titine Joyce, 39 Ocean Avenue, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2(A) of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **39 Ocean Avenue, Scituate, MA 02066 (Assessor's Map 8, Block 2, Parcel 6-0)** and increasing the gross floor area by more than 20%.

Second Application: Brian Roake, 53 Hawley Road, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow an addition to a pre-existing, nonconforming single-family dwelling at **53 Hawley Road, Scituate, MA 02066 (Assessor's Map 34, Block 25, Parcel 11)**.

Third Application: 4 Garfield Street Realty Trust, 733 Plain Street, Marshfield, MA 02050 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2A and 470.6 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **4 Garfield Street, Scituate, MA 02066 (Assessor's Map 73, Block 12, Parcel 611f & 10a)** and increasing the gross floor area by more than 20%.

Fourth Application: Kenton L. Bongarzone, 17 Gates Circle, Scituate, MA 02066 c/o John Danehey, Esq., of Danehey & Osterberg, P.C., 5 Old Country Way, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810 and 820 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow existing nonconformities at **5 Williamsburg Lane, Scituate, MA 02066 (Assessor's Map 37, Block 2, Parcel 4A)** to be extended/changed to a use not substantially more detrimental.

Fifth Application: *(continued from December 16, 2021)* Scott and Tara McGavin, 39 Arrowwood Drive, Scituate, MA 02066 request a Variance in accordance with M.G.L. Chapter 40A, Section 10 and Section 520.5(F) of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow for the construction of an in-ground pool and retaining wall at **39 Arrowwood Drive, Scituate, MA 02066 (Assessor's Map 16, Block 01, Parcel 25)**. The single-family dwelling is located on a conforming lot and meets all property line setbacks.

Sixth Application: Andrew Spath-Stockbridge Properties, LLC of 41 Cavanagh Road, Scituate, MA 02066 requests a Variance in accordance with M.G.L. Chapter 40A, Section 10 and Section 520.5(F) of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the construction of a berm at **106-108 Stockbridge Road, Scituate, MA 02066 (Assessor's Map 54, Block 2, Parcel 25 & 26)**.

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals