

Town of Scituate

ZONING BOARD OF APPEALS

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



AMENDED

AGENDA

MEETING OF THE SCITUATE ZONING BOARD OF APPEALS

THURSDAY, JUNE 16, 2022 - 7:00 p.m.

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 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/87273565004?pwd=OTBDN1hlcHA3dXg1Z3F1WWZDaThhdz09>

Meeting ID: 872 7356 5004

Passcode: 724916

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: 872 7356 5004

When prompted for Participant ID number PRESS #

Enter Passcode: 724916

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

RECEIVED
2022 JUN 10 AM 11:41
TOWN OF SCITUATE
TOWN CLERK

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, June 16, 2022 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: *(continued from April 21, 2022)* **Thomas P. McCarthy, 49 Aberdeen Drive, 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 the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **121 Jericho Road, Scituate, MA 02066 (Assessor's Map 46, Block 12, Parcel 1)** and increasing the gross floor area by more than 20%.

Second Application: *(continued from April 21, 2022)* **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.

Third Application: *(continued from May 19, 2022)* **Kenton L. Bongarzone, 17 Gates Circle, Scituate, MA 02066** requests a Variance in accordance with 950.2C of the Town of Scituate Zoning Bylaws. Specifically, the applicant seeks a variance from the requirements of Section 520.4A, which mandates a 150' Non-Disturbance Buffer Zone to tributaries in the Water Resource Protection District, for the construction of a single-family dwelling at **5 Williamsburg Lane, Scituate, MA 02066 (Assessor's Map 37, Block 2, Parcel 4A)**.

Fourth Application: **Allison Rock-Studer, 59 Country Walk, Shelton, CT 06484** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 820.2 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 **10 Alden Street, Scituate, MA 02066 (Assessor's Map 73, Block 7, Parcel 6)** and increasing the gross floor area by more than 20%.

Fifth Application: **K & E Construction, 209 Broadway, Hanover, MA 02339** 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 the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **12 Oceanside Drive, Scituate, MA 02066 (Assessor's Map 40, Block 1, Parcel 20)** and increasing the gross floor area by more than 20%.

Sixth Application: **Matthew Cadman, 62 Curtis Street, 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 for the construction of additions to a pre-existing, nonconforming single-family dwelling at **62 Curtis Street, Scituate, MA 02066, (Assessor's Map 26, Block 1, Parcel 1)** and increasing the gross floor area by more than 20%.

III. ADDITIONAL BUSINESS:

Lots 1 through 3, Laurelwood Drive, Scituate, MA – Request for extension of ZBA permit for an additional two-year period to July 15, 2024.

IV. APPROVAL OF MEETING MINUTES

V. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals