

Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
TOWN CLERK

AMENDED II

AGENDA

MEETING OF THE SCITUATE
ZONING BOARD OF APPEALS

THURSDAY, AUGUST 18, 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=OTBDN1hlcHA3dXglZ3F1WWZDaThhdz09>

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.

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, August 18, 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 July 21, 2022)* **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%.

Second Application: **WITHDRAWN WITHOUT PREJUDICE.** **Gilbert and Cynthia L. Lentol, 15 Parker Avenue, Scituate, MA 02066** request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.2B, 950.3 A-F and 520.5F 1-2 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to increase the gross floor area of the preexisting, nonconforming single-family dwelling located at **15 Parker Avenue, Scituate, MA 02066 (Assessor's Map 64, Block 04, Parcel 04A)** by 237%. The dwelling will be situated on the lot in a location that will render the structure and building height to be conforming relative to the required property line setbacks and building height accordingly.

Third Application: **Debra Finn, 39 Cornet Stetson 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 for the construction of an addition to a pre-existing, nonconforming single-family dwelling located at **39 Cornet Stetson Road, Scituate, MA 02066 (Assessor's Map 52, Block 1, Parcel 7)** and increasing the gross floor area by more than 20%.

Fourth Application: **Stephen A. DelGrosso and Joan H. Deary, 49 Beaver Dam 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 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 **49 Beaver Dam Road, Scituate, MA 02066 (Assessor's Map 50, Block 1, Parcel 15)** and increasing the gross floor area by more than 20%.

III. ADDITIONAL BUSINESS:

47 Town Way, Scituate, MA 02066 – Request for extension of ZBA permit and finding from October 3, 2022 until October 3, 2023.

IV. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals