

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 ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE

May 26, 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 – 05/26/2021
Time: May 26, 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 **Wednesday, May 26, 2021 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 15, 2021) 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)**.

Second Application: Craig and Christine Murphy of 82 Scituate Avenue, 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 to allow for the construction of an addition to a pre-existing, nonconforming single-family dwelling at **82 Scituate Avenue, Scituate, MA 02066 (Assessor's Map 40, Block 3, Parcel 3)** increasing the gross floor area by more than 20%.

Third Application: Andrew Spath-Stockbridge Properties, LLC of 41 Cavanagh Road, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 to allow the expansion and intensification of a pre-existing, nonconforming structure at **106-108 Stockbridge Road, Scituate, MA 02066 (Assessor's Map 54, Block 2, Parcel 25)**.

Fourth Application: R. Farwell & Sons, Inc. (Michael Farwell) of 38 Cedarwood Road, Scituate, MA 02066 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 construction of an addition to a pre-existing, nonconforming single-family dwelling at **1 Summit Avenue, Scituate, MA 02066 (Assessor's Map 13, Block 2, Parcel 14)** and increasing the gross floor plan by more than 20%.

Fifth Application: Anthony L. and Laurie A. Amonte, Co-Trustees of the ALA Nominee Trust of 58 Turners Way, Norwell, MA 02061 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or Sections 810.2 and 950.2D of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the alteration, extension, or structural change in the form of 420 SF of additional living space above the first floor of the detached pre-existing nonconforming garage, on a pre-existing nonconforming lot at **129 Humarock Beach, Scituate, MA (Assessor's Map 71, Block 6, Parcel 13-0)**, will not be substantially more detrimental or injurious to the neighborhood, than the existing structure.

Sixth Application: David J. and Catrina M. Dirubbo of 4 Cliff Estates 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 to allow the construction of an addition to the pre-existing, nonconforming single-family dwelling at **4 Cliff Estates Road, Scituate, MA (Assessor's Map 8, Block 7, Parcel 4C)** and increasing the gross floor plan by more than 20%.

Seventh Application: Gregory P. and Lisa M. DeConsilliis of 28 Bemis Street, Newtonville, MA 02460 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 alteration, reconstruction, extension or structural change to the pre-existing nonconforming single-family dwelling on the lot at **142 Humarock Beach, Scituate, MA (Assessor's Map 71, Block 4, Parcel 13-F)**, by relocating said dwelling on the lot and constructing an addition thereon which completely eliminates an existing nonconforming setback and does not intensify an existing nonconformity, but which increases the gross floor area by more than 20%.

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals