

# 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

June 17, 2021

The Scituate Zoning Board of Appeals will hold a public hearing in the Select Board Hearing Room in the Scituate Town Hall located at 600 Chief Justice Cushing Highway on **Thursday, June 17, 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 May 26, 2021) 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).**

**Second Application: Michael West of 6 Hatchet Rock 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 at **6 Hatchet Rock Road, Scituate, MA 02066 (Assessor's Map 26, Block 2, Parcel 42)** increasing the gross floor area by more than 20%.

**Third Application: Robert E. and Susan M. Flaherty of 10 Cliff Avenue, Scituate, MA 02066** request an Appeal pursuant to M.G.L. Chapter 40A, Section 7 and/or Section 920.2 of the Scituate Zoning Bylaw of the Zoning Enforcement Officer's/Building Commissioner's ("ZEO") failure to act on the appellant's request for zoning enforcement of the parcel located at **0 Cliff Avenue, Lot 64-5-2, Scituate, MA 02066 (Assessor's Map 64, Block 5, Parcel 2).**

**Fourth Application: Derek Delmonico, individually and Tracey J. Delmonico, Trustee of the Tracey Delmonico 2004 Trust of 13 Circuit 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 and/or any other relief that the Board of Appeals may grant, to raze the existing, nonconforming single-family dwelling on a pre-existing nonconforming lot at **13 Circuit Avenue, Scituate, MA 02066 (Assessor's Map 50, Block 1, Parcel 20-0)** and to reconstruct said dwelling with a fully dimensionally conforming dwelling 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%.

**Fifth Application: Joseph G. Gauquier of 24 Hatchet Rock Road, Scituate, MA 02066** requests a Variance in accordance with M.G.L. Chapter 40A, Section 10 and/or any other relief that the Board of Appeals may grant, to allow the construction of a covered front entryway to the pre-existing, nonconforming single-family dwelling at **24 Hatchet Rock Road, Scituate, MA 02066 (Assessor's Map 26, Block 2, Parcel 39)**.

**Sixth Application: Walter B. Sullivan, Trustee of the 50 Collier Road Realty Trust u/d/t Dated August 24, 2016 of 80 Washington Street, Building B, Suite 7, Norwell, MA 02061** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 to allow the construction of an addition to the single-family dwelling located at **50 Collier Road, Scituate, MA 02066 (Assessor's Map 64, Block 9, Parcel 16)**. The premises are pre-existing, nonconforming in lot size and front setback due to the nature of the premises being a corner lot.

**Seventh Application: Maryanna V. Ryan of 23 Vinal Avenue, Scituate, MA 02066** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810 of the Scituate Zoning Bylaw for a two-story addition, including an accessory dwelling, to a pre-existing, nonconforming single-family dwelling located at **23 Vinal Avenue, Scituate, MA 02066 (Assessor's Map 50, Block 9, Parcel 5)** increasing the gross floor area by more than 20%.

**Eighth Application: K & E Construction, c/o Ed Johnson, 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 to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **14 Town Way, Scituate, MA 02066 (Assessor's Map 60, Block 1, Parcel 15)** increasing the gross floor area by more than 20%.

**Ninth Application: David J. and Catrina M. Dirubio 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 800 of the Scituate Zoning Bylaw to raze and reconstruct an existing nonconforming, single-family dwelling located at **4 Cliff Estates Road, Scituate, MA 02066 (Assessor's Map 8, Block 7, Parcel 4C)** increasing the gross floor area by more than 20%.

### **III. APPROVAL OF MEETING MINUTES**

### **IV. ADJOURNMENT**

Anthony Bucchere, Chairman  
Scituate Zoning Board of Appeals