

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**

July 15, 2021

The Scituate Zoning Board of Appeals will hold a public hearing in the Selectmen's Hearing Room in the Scituate Town Hall located at 600 Chief Justice Cushing Highway on **Thursday, July 15, 2021 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Daniel P. Whiting of 116 Country Way, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 520.4 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 within 150 feet of a tributary at **116 Country Way, Scituate, MA 02066 (Assessor's Map 48, Block 2, Parcel 53)** and increasing G.F.A. over 20%.

Second Application: Fred Caffrey, 21 Bailey's Causeway, Scituate, MA 02066 & John Baron, 14 Bayberry Road, Scituate, MA 02066 c/o Gene J. Guimond, Esq., Baker, Braverman & Barbadoro, PC, 300 Crown Colony Drive, Suite 500, Quincy, MA 02169 request an Appeal of the building permit (B-21-470) issued on May 5, 2021 to the subject property at **8 Bayberry Road, Scituate, MA 02066 (Assessor's Map 05, Block 02, Parcel 13)**.

Third Application: Christopher and Jennifer Morrison, 60 Mordecai Lincoln Road, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 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 single-family dwelling at **316 Hatherly Road, Scituate, MA 02066 (Assessor's Map 28, Block 1C, Parcel 8C and 8R)**.

Fourth Application: Merrill A. Gibbons, Trustee of T.M.G. Realty Trust, 41 Mount Vernon Street, Braintree, MA 02184 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 of an existing non-conforming single-family dwelling at **146 Central Avenue, Scituate, MA 02066 (Assessor's Map 70, Block 2, Parcel 16)** and reconstruction in a location with confirming side yard setbacks and less non-conforming front yard setbacks and increasing the gross floor area by 70%.

Fifth Application: Peter Zaccardi, Trustee of Gilson Realty Trust, 37 Moorland Road, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2A 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 **8 Studley Royal Road, Scituate, MA 02066 (Assessor's Map 30, Block 03, Parcel 17)** increasing the gross floor area by more than 20%.

Sixth Application: (Continued from June 17, 2021) 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)**.

Seventh Application: (Continued from June 17, 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)**.

III. ADDITIONAL BUSINESS:

14-16 Old Country Way, Scituate, MA 02066 - request for extension of the Special Permit for this property.

IV. APPROVAL OF MEETING MINUTES

V. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals