

# Town of Scituate

ZONING BOARD OF APPEALS

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



TOWN OF SCITUATE  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE

January 20, 2022

RECORDED  
2021 DEC 21 PM 4:27

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, January 20, 2022 at 7:00 P.M.** to consider the following requests:

**I. MEETING CALLED TO ORDER**

**II. APPLICATIONS TO BE HEARD:**

**First Application: Joseph P. Joyce and Marie Antoinette Titine Joyce, 39 Ocean Avenue, Scituate, MA 02066** request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2(A) 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 **39 Ocean Avenue, Scituate, MA 02066 (Assessor's Map 8, Block 2, Parcel 6-0)** and increasing the gross floor area by more than 20%.

**Second Application: Brian Roake, 53 Hawley 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 an addition to a pre-existing, nonconforming single-family dwelling at **53 Hawley Road, Scituate, MA 02066 (Assessor's Map 34, Block 25, Parcel 11)**.

**Third Application: 4 Garfield Street Realty Trust, 733 Plain Street, Marshfield, MA 02050** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2A and 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 pre-existing, nonconforming single-family dwelling at **4 Garfield Street, Scituate, MA 02066 (Assessor's Map 73, Block 12, Parcel 611f & 10a)** and increasing the gross floor area by more than 20%.

**Fourth Application: Kenton L. Bongarzone, 17 Gates Circle, Scituate, MA 02066 c/o John Danehey, Esq., of Danehey & Osterberg, P.C., 5 Old Country Way, Scituate, MA 02066** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810 and 820 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow existing nonconformities at **5 Williamsburg Lane, Scituate, MA 02066 (Assessor's Map 37, Block 2, Parcel 4A)** to be extended/changed to a use not substantially more detrimental.

**Fifth Application: (*continued from December 16, 2021*) 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.

**Sixth Application: Andrew Spath-Stockbridge Properties, LLC of 41 Cavanagh Road, Scituate, MA 02066** requests 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 the construction of a berm at **106-108 Stockbridge Road, Scituate, MA 02066 (Assessor's Map 54, Block 2, Parcel 25 & 26)**.

### III. APPROVAL OF MEETING MINUTES

### IV. ADJOURNMENT

Anthony Bucchere, Chairman  
Scituate Zoning Board of Appeals