

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**

March 17, 2022

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TOWN CLERK

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, March 17, 2022 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Mary Ellen Holt, 38 Hatherly Road, Scituate, MA 02066 requests 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 an addition to a pre-existing, nonconforming single-family dwelling at **38 Hatherly Road, Scituate, MA 02066 (Assessor's Map 45, Block 10, Parcel 6)** and increasing the gross floor area by more than 20%.

Second Application: Josephine Hughes and Samantha Zelmanow, 41 Attawanhood Trail, Old Saybrook, CT 06475 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 construction of an addition to the pre-existing, nonconforming single-family dwelling at **27 Cliff Road South, Humarock, MA 02047 (Assessor's Map 68, Block 5, Parcel 5-0)** and increasing the gross floor area by more than 20%.

Third Application: Mark Richardson, 109 Elm Street, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 610.2.B of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow construction of a single-family dwelling on a lot with 2x the land area and 50 foot of frontage at **109 Elm Street, Scituate, MA 02066 (Assessor's Map 44, Block 2, Parcel 18).**

Fourth Application: Robert and Cristina Counihan, 55 Common Street, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 610.2.B of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow construction of a single-family dwelling on a lot with 2x the land area and 50 foot of frontage at **93 Elm Street, Scituate, MA 02066 (Assessor's Map 44, Block 2, Parcel 17 & 18).**

Fifth Application: Kenton L. Bongarzone, 17 Gates Circle, Scituate, MA 02066 requests a Variance in accordance with 950.2C of the Town of Scituate Zoning Bylaws. Specifically, the applicant seeks a variance from the requirements of Section 520.4A, which mandates a 150' Non-Disturbance Buffer Zone to tributaries in the Water Resource Protection District, for the construction of a single-family dwelling at **5 Williamsburg Lane, Scituate, MA 02066 (Assessor's Map 37, Block 2, Parcel 4A).**

Sixth Application: (*continued from February 17, 2022*) Sentil Kumar, as Trustee of the 322 CJC Realty Trust u/s/t 3-28-18, 155 Main Dunstable Road, Suite 160, Nashua, NH requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or any other relief that the Board of Appeals may grant, to allow the applicant to have 2 lots and driveway with preexisting, non-conforming structures at **322 Chief Justice Cushing Highway, Scituate, MA 02066 (Assessor's Map 48, Block 3, Parcel 2B).**

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals