

# 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  
TOWN CLERK

**AGENDA**  
**MEETING OF THE SCITUATE**  
**ZONING BOARD OF APPEALS**  
**THURSDAY, APRIL 21, 2022 - 7:00 p.m.**

**HYBRID: SELECT BOARD HEARING ROOM AT TOWN HALL AND REMOTE VIA ZOOM**

*The Scituate Zoning Board of Appeals is committed to providing an environment of respect during meetings. We ask all members to interact in a polite manner even when there is disagreement.*

*We value the participation of our community and want all participants, including marginalized and minoritized communities, to feel welcomed and respected.*

*We ask our committee members, and all who participate, to commit to these standards to support and respect our community*

**Note: The Scituate Zoning Board of Appeals** will meet in person and have a zoom call in and participation option. This meeting will be recorded and can be viewed on Scituate Community Television Facebook Live. The recorded meeting will be available the following day on Comcast Channel 9 and YouTube (Scituate Community Television).

**By Computer**

<https://us02web.zoom.us/j/87273565004?pwd=OTBDN1hlcHA3dXg1Z3F1WWZDaThhdz09>

**Meeting ID: 872 7356 5004**

**Passcode: 724916**

**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: 872 7356 5004**

**When prompted for Participant ID number PRESS #**

**Enter Passcode: 724916**

**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 hybrid public hearing in the Selectmen's Hearing Room in the Scituate Town Hall located at 600 Chief Justice Cushing Highway and also be accessible via zoom on **Thursday, April 21, 2022 at 7:00 P.M.** to consider the following requests:

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**I. MEETING CALLED TO ORDER**

**II. APPLICATIONS TO BE HEARD:**

**First Application: Thomas P. McCarthy, 49 Aberdeen Drive, 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 the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **121 Jericho Road, Scituate, MA 02066 (Assessor's Map 46, Block 12, Parcel 1)** and increasing the gross floor area by more than 20%.

**Second Application: *(continued from February 17, 2022)* 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.

**Third Application: Edward Johnson of K & E Construction for Byron and Constance Leach, 50 Hazel Avenue, Scituate, MA** 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 the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **50 Hazel Avenue, Scituate, MA 02066 (Assessor's Map 50, Block 1, Parcel 19)**.

**Fourth Application: Stephen and Lesley Faber, 11 Cherry Lane, Scituate, MA 02066 and Richard and Karen Ross, 9 Cherry Lane, Scituate, MA 02066 c/o Jeffrey T. Angley, Esq., Phillips & Angley, One Washington Mall, Boston, MA 02108** request an Appeal pursuant to M.G.L. c. 40A, Section 8 and Section 15 of the building permit (R-22-0144) issued to Carol Howland on February 14, 2022, concerning the property known as and located at **30 Ocean Avenue, Scituate, MA 02066 (Assessor's Map 8, Block 6, Parcel 13)**. The permit authorizes work on the rear dwelling at 30 Ocean Avenue, known as 30A Ocean Avenue.

**Fifth Application: *(continued from March 17, 2022)* 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: Kelli Ann Wilson, Trustee of the Kelli Ann Wilson Trust 2004 c/o Jeffrey A. DeLisi, Esq., Ohrenberger, DeLisi & Harris, LLP, 28 New Driftway, Scituate, MA 02066** requests a Special Permit/Finding in accordance with M.G.L. Ch. 40A, Section 6 and Sections 950.2D and 810.2 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to raze a pre-existing nonconforming single-family residential dwelling on a pre-existing nonconforming lot in the Residence R-3 Zoning District at **113 River Street, Scituate, MA 02066 (Assessor's Map 73, Block 4, Parcel 26-0)** and to reconstruct a single-family dwelling thereon which will not create new

nonconformities and will not be substantially more detrimental or injurious to the neighborhood than the existing nonconforming structure or use.

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

### **IV. ADJOURNMENT**

Anthony Bucchere, Chairman  
Scituate Zoning Board of Appeals