



ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
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**AGENDA
MEETING OF THE SCITUATE
ZONING BOARD OF APPEALS
THURSDAY, MAY 19, 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, May 19, 2022 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Ronald and Nancy Davis, 2222 Azalea Place, Winter Park, Florida 32789 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.3 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the alteration of a nonconforming structure, previously used as a fire station, to a single-family dwelling at **9 Mitchell Avenue, Scituate, MA 02066 (Assessor's Map 15, Block 3A, Parcel 0).**

Second Application: Nicholas and Dianne Accomando, 31 Peggotty Beach Road, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 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 construct a second floor addition onto a dimensionally conforming single-family residential dwelling on a pre-existing nonconforming lot in the Residence R-3 Zoning District at **31 Peggotty Beach Road, Scituate, MA 02066 (Assessor's Map 56, Block 1, Parcel 7-0)**, which will not expand the existing building footprint or create new nonconformities, and which will not be substantially more detrimental or injurious to the neighborhood than the existing nonconforming structure or use.

Third Application: Michael and Ellen Bernier, 91 Elm Street, 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 allow a second-story addition to a pre-existing, nonconforming single-family dwelling at **91 Elm Street, Scituate, MA 02066 (Assessor's Map 44, Block 2, Parcel 16-0)** and increasing the gross floor area by more than 20%.

Fourth Application: Michael Sylvester, 184 Captain Peirce 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 the construction of an addition to a conforming dwelling on a pre-existing, nonconforming lot at **184 Captain Peirce Road, Scituate, MA 02066 (Assessor's Map 26, Block 4, Parcel 5)** and increasing the gross floor area by more than 20%.

Fifth Application: Ryan McCarthy, 95 Captain Peirce 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 the construction of an addition to a conforming dwelling on a pre-existing nonconforming lot at **95 Captain Peirce Road, Scituate, MA 02066 (Assessor's Map 26, Block 1, Parcel 21)** and increasing the gross floor area by more than 20%.

Sixth Application: Todd Groman, 6 Egypt Beach 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 the construction of a single-story addition to a pre-existing, nonconforming single-family dwelling at **6 Egypt Beach Road, Scituate, MA 02066 (Assessor's Map 28, Block 21, Parcel 3)** and increasing the gross floor area by more than 20%.

Seventh Application: *(continued from April 21, 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).**

Eighth Application: James D. and Catherine E. Wolfe, 17 Buttonwood Lane, 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 allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **17 Buttonwood Lane, Scituate, MA 02066 (Assessor's Map 5, Block 2, Parcel 4)** and increasing the gross floor area by more than 20%.

Ninth Application: *(continued from April 21, 2022)* 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).**

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals