

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, JULY 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=OTBDN1hIcHA3dXg1Z3F1WWZDaThhdz09>

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, July 21, 2022 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: *(continued from June 16, 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).**

Second Application: *(continued from June 16, 2022)* **Matthew Cadman, 62 Curtis Street, 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 for the construction of additions to a pre-existing, nonconforming single-family dwelling at **62 Curtis Street, Scituate, MA 02066, (Assessor's Map 26, Block 1, Parcel 1)** and increasing the gross floor area by more than 20%.

Third Application: *(continued from June 16, 2022)* **Allison Rock-Studer, 59 Country Walk, Shelton, CT 06484** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 820.2 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 **10 Alden Street, Scituate, MA 02066 (Assessor's Map 73, Block 7, Parcel 6)** and increasing the gross floor area by more than 20%.

Fourth Application: **David Pratt, 33 Tupelo Road, Marshfield, MA 02050** 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 for the construction of a two-story addition to a pre-existing, nonconforming single-family dwelling at **45 Grasshopper Lane, Scituate, MA 02066 (Assessor's Map 8, Block 7, Parcel 37F)** and increasing the gross floor area by more than 20%.

Fifth Application: **Mike Finnie, 6 Stockbridge Road, Scituate, MA 02066 c/o Morse Engineering, 10 New Driftway, Suite 303, Scituate, MA 02066** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 470, 820 and 950.2D of the Scituate Zoning bylaw and/or any other relief that the Board of Appeals may grant, to authorize the nonconforming uses located at **157 First Parish Road, Scituate, MA 02066 (Assessor's Map 44, Block 2, Parcel 1)** to be changed, extended or altered to specified uses which include the construction of additional area for a garage building for the storage of trucks and/or motor vehicles, which uses are not substantially more detrimental or injurious to the neighborhood than the existing nonconforming uses on the subject property.

Sixth Application: **Jennifer Clark and Matej Ucen, 15 Eleventh Avenue, 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 for the extension and structural change to a single-family dwelling on a pre-existing, nonconforming lot at **15**

Eleventh Avenue, Scituate, MA 02066 (Assessor's Map 39, Block 5, Parcel 23-0) and increasing the gross floor area by more than 20%.

Seventh Application: David Boike and Christine Collins, 17 Hazel Avenue, 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 for the expansion to a single-family dwelling on a pre-existing, nonconforming lot at **17 Hazel Avenue, Scituate, MA 02066 (Assessor's Map 50, Block 13, Parcel 20)** and increasing the gross floor area by more than 20%.

Eighth Application: Jeannine Ripley, 190 Captain Peirce Road, Scituate, MA 02066 c/o Jeffrey A. De Lisi, Ohrenberger, De Lisi & Harris, LLP, 28 New Driftway, Scituate, MA 02066 requests 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 an addition onto the rear portion of the existing nonconforming single-family dwelling at **190 Captain Peirce Road, Scituate, MA 02066 (Assessor's Map 26, Block 2, Parcel 31-0)** increasing the gross floor area of the dwelling by more than 20%, which addition will fully conform to all dimensional requirements, 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