

# Town of Scituate

ZONING BOARD OF APPEALS

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



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**AGENDA  
MEETING OF THE SCITUATE  
ZONING BOARD OF APPEALS  
THURSDAY, NOVEMBER 17, 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, November 17, 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: Linda Kocher, 1880 Virginia Avenue, McLean, VA 22101** 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 preexisting, nonconforming single-family dwelling located at **30 Manchester Street, Scituate, MA 02066 (Assessor's Map 71, Block 7, Parcel 1)** and increasing the gross floor area by more than 20%.

**Second Application: Monica Mackenzie, 5 Alden Road, Hingham, MA 02043** 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 preexisting, nonconforming single-family dwelling and lot at **25 Julian Street, Scituate, MA 02066 (Assessor's Map 73, Block 2, Parcel 8)** and increasing the gross floor area by more than 20%.

**Third Application: Patricia Brodigan, 17 Circuit Avenue, 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 an addition to a preexisting, nonconforming single-family dwelling and lot at **17 Circuit Avenue, Scituate, MA 02066 (Assessor's Map 51, Block 01, Parcel 17)** and increasing the gross floor area by more than 20%.

**Fourth Application: Andrew Gallivan, 14 Wigwam Lane, 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 an addition to a preexisting, nonconforming single-family dwelling at **14 Wigwam Lane, Scituate, MA 02066 (Assessor's Map 14, Block 02, Parcel 29)** and increasing the gross floor area by more than 20%.

**Fifth Application: Elizabeth Tufankjian, Trustee of 11 Jericho Road Realty Trust, 10 Jericho 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 razing and reconstruction of a pre-existing, nonconforming single-family dwelling at **11 Jericho Road, Scituate, MA 02066 (Assessor's Map 45, Block 2, Parcel 62)** and increasing the gross floor area by more than 20%.

**III. APPROVAL OF MEETING MINUTES**

**IV. ADJOURNMENT**

George Xixis, Chairman  
Scituate Zoning Board of Appeals