

# Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN HALL

**AGENDA**  
**MEETING OF THE SCITUATE**  
**ZONING BOARD OF APPEALS**  
**THURSDAY, DECEMBER 15, 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=OTBDN1hlcHA3dXglZ3F1WWZDaThhdz09>

**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, December 15, 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: Carl J. Apicella, 4815 East Carefree Highway, Suite 108-292, Cave Creek, AZ 85331** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.2A and 950.3 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 single-family dwelling on a preexisting, nonconforming lot located at **16 Crescent Avenue, Scituate, MA 02066 (Assessor's Map 56, Block 01, Parcel 20)** and increasing the gross floor area by more than 20%.

**Second Application: Hugh White and Susan Tiersch, 27 First Avenue, Scituate, MA 02066** request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2A 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 located at **27 First Avenue, Scituate, MA 02066 (Assessor's Map 34, Block 11, Parcel 10)** and increasing the gross floor area by more than 20%.

**Third Application: Karen and Kevin Straley, 31 Allen Place, 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 preexisting, nonconforming single-family dwelling located at **31 Allen Place, Scituate, MA 02066 (Assessor's Map 50, Block 4, Parcel 7)** and increasing the gross floor area by more than 20%.

**Fourth Application: Daniel and Jacqueline Carton, 58 Egypt Beach Road, 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 construction of an addition to a preexisting, nonconforming single-family dwelling located at **58 Egypt Beach Road, Scituate, MA 02066 (Assessor's Map 28, Block 16, Parcel 28)** and increasing the gross floor area by more than 20%.

**Fifth Application: Darryl Wehmeyer, 425 Lincoln Street, 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 for the construction of an addition to a preexisting nonconforming single-family dwelling located at **307 Old Oaken Bucket Road, Scituate, MA 02066 (Assessor's Map 41, Block 1, Parcel 15)** and increasing the gross floor area by more than 20%.

**Sixth Application: Peter and Elizabeth Blanchard, 9 Anthony Street, New Bedford, MA 02740** request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.2 and 470 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 **347 Central Avenue, Scituate, MA 02066 (Assessor's Map 68, Block 2, Parcel 16F)** and increasing the gross floor area by more than 20%.

**Seventh Application: Joel and Molly Walker, 52 Gilson Road, 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 construction of an addition to a preexisting, nonconforming single-family dwelling located at **52 Gilson Road, Scituate, MA 02066 (Assessor's Map 60, Block 2, Parcel 26)** 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