

Town of Scituate

ZONING BOARD OF APPEALS

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



FEB 27 AM 10:27

AGENDA
MEETING OF THE SCITUATE
ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 16, 2023 - 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, February 16, 2023 at 7:00 P.M. to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Drift-Way, LLC, c/o Walter B. Sullivan, 80 Washington Street, Building B, Suite 7, Norwell, MA 02061 is proposing to construct a three-story 19 unit multi-family building at 7 New Driftway and is seeking a Special Permit/Finding or in the alternative a variance from 520.6.34 and 520.6.35 to allow for such redevelopment to commence at the site located at 7 New Driftway, Scituate, MA 02066 (Assessor's Map 53, Block 5, Parcel 37F).

Second Application: John and Mary Garrett, 73 Marion Road, 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 73 Marion Road, Scituate, MA 02066 (Assessor's Map 42, Block 12, Parcel 10) and increasing the gross floor area by more than 20%.

Third Application: (*continued from January 19, 2023*) 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%.

Fourth Application: S. Stephen Bjorklund, 15 Marion Way, Cohasset, MA 02025 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 161 Captain Peirce Road, Scituate, MA 02066 (Assessor's Map 26, Block 2, Parcel 7) and increasing the gross floor area by more than 20%.

Fifth Application: Matthew and Amanda McCarthy, 31 Rosa's 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 construction of an accessory structure on a preexisting, nonconforming lot located at 31 Rosa's Lane, Scituate, MA 02066 (Assessor's Map 27, Block 1, Parcel 19P) 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