

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, MARCH 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=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, March 16, 2023 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Colin J. Reedy and Kimberly Devine Reedy, 27 Pine View Drive, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.2B and 470.6F of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to construct an attached Accessory Dwelling unit by altering a portion of the existing dwelling and constructing two separate one story additions at **27 Pine View Drive, Scituate, MA 02066 (Assessor's Map 36, Block 5, Parcel 4)** and increasing the gross floor area by more than 20%.

Second Application: William Guilford, 224 Chief Justice Cushing Highway, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 620.3 and 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 **224 Chief Justice Cushing Highway, Scituate, MA 02066 (Assessor's Map 58, Block 1, Parcel 1A)** and increasing the gross floor area by more than 20%.

Third Application: Joseph Hannon, P.E., Atlantic Coast Engineering LLC, 88 Front Street, Suite 20B, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810 and 610 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 **2 Rebecca Road, Scituate, MA 02066 (Assessor's Map 46, Block 4, Parcel 18)**.

Fourth Application: James Kenny, Dynamic Planet, LLC, 1331 Bedford Drive #103, Melbourne, FL 32940 requests 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 the razing and reconstruction of a preexisting, nonconforming single-family dwelling located at **7 Revere Street, Scituate, MA 02066 (Assessor's Map 72, Block 17, Parcel 1)** and increasing the gross floor area by more than 20%.

Fifth Application: Jacquelyn Briggs, 64 Vinal Avenue, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810 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 **64 Vinal Avenue, Scituate, MA 02066 (Assessor's Map 50, Block 10, Parcel 16)**.

Sixth Application: Susan and Michael Whalen, 78 Scituate 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 construction of an addition to a preexisting, nonconforming single-family dwelling located at **78 Scituate Avenue, Scituate, MA 02066 (Assessor's Map 40, Block 3, Parcel 4)** and increasing the gross floor area by more than 20%.

Seventh Application: Jamie and Melissa Davenport, 16 Booth Hill 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 **16 Booth Hill Road, Scituate, MA 02066 (Assessor's Map 12, Block 1, Parcel 11)** and increasing the gross floor area by more than 20%.

Eighth Application: Drift-Way, LLC, c/o Walter B. Sullivan, 80 Washington Street, Building B, Suite 7, Norwell, MA 02061 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 820, 950.2D, 520.6.34 and 520.6.35 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow for redevelopment of a three-story 19 unit multi-family building to commence at the site located at **7 New Driftway, Scituate, MA 02066 (Assessor's Map 53, Block 5, Parcel 37F)**.

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals