

Town of Scituate

ZONING BOARD OF APPEALS

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



AGENDA
MEETING OF THE SCITUATE
ZONING BOARD OF APPEALS
THURSDAY, APRIL 20, 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.

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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, April 20, 2023 at 7:00 P.M. to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: Patricia A. Huie and John P. Kelly, c/o Jeffrey A. De Lisi, Esq., 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 Section 810.2 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, that the alteration, extension, or structural change in the form of an approximately 100 SF addition to a pre-existing, nonconforming single-family home on a pre-existing nonconforming lot at **12 Alden Street, Scituate, MA (Assessor's Map 73, Block 7, Parcel 5-0)** will not be substantially more detrimental or injurious to the neighborhood, than the existing nonconforming structure.

Second Application: Erin Brighton, 94 Turner 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 for the construction of an addition to a preexisting, nonconforming single-family dwelling located at **94 Turner Road, Scituate, MA 02066 (Assessor's Map 40, Block 6, Parcel 5)**.

Third Application: Christopher M. Goodman, 3 Seagate Circle, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.2B, 470.6F and 950.2B of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow for the proposed 31.6% increase in the gross floor area as well as a substantial improvement of a dwelling constructed prior to March 2, 1992 in the Town of Scituate Flood Plain and Watershed Protection District on a preexisting, nonconforming lot at **3 Seagate Circle, Scituate, MA 02066 (Assessor's Map 15, Block 2, Parcel 1)** and that said increase in gross floor area and substantial improvement will not be substantially more detrimental or injurious to the neighborhood than the existing non-conforming structure or use and will not adversely affect the natural character of the surrounding area.

Fourth Application: Joseph Hannon, P.E. of 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 for the construction of an addition to a preexisting, nonconforming single-family dwelling on a pre-existing nonconforming lot located at **25 Porter Road, Scituate, MA 02066 (Assessor's Map 45, Block 2, Parcel 67-0)**.

Fifth Application: Burke Development, LLC, 23 Fairview Avenue, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2C 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 structure located at **12 Old Country Way, Scituate, MA 02066 (Assessor's Map 48, Block 2, Parcel 55)** and increasing the gross floor area by more than 20%.

Sixth Application: Edward M. Fopiano, 259 Main 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 the razing and reconstruction of a preexisting, nonconforming single-family dwelling located at 7 Milton Street, Scituate, MA 02066 (Assessor's Map 72, Block 9, Parcel 9) and increasing the gross floor area by more than 20%.

Seventh Application: *(continued from March 16, 2023)* 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%.

Eighth Application: *(continued from March 16, 2023)* 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).

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals