

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, MAY 18, 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.

RECORDED
2023 APR 27 PM 2:27

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, May 18, 2023 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: *(continued from April 20, 2023)* **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%.

Second Application: *(continued from April 20, 2023)* **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.

Third Application: **Dina Wigmore, P.O. Box 74, Humarock, MA 02047** 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 **8 Westgate Lane, Scituate, MA 02066 (Assessor's Map 26, Block 1, Parcel 37)** and increasing the gross floor area by more than 20%.

Fourth Application: **Nir Drory, 117 Lyman Road, Chestnut Hill, MA 02467** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.2 and 470.6F of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to permit the reconstruction of a single-family dwelling located at **74B Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 24)** which was destroyed by fire.

Fifth Application: **Nir Drory, Beach Boy Realty Trust, 117 Lyman Road, Chestnut Hill, MA 02467** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810.1, 810.2 and 470.6F of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to permit the reconstruction of a single-family dwelling located at **74 Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 26)** which was destroyed by fire and to allow the continued non-conforming use of the property which is occupied by two single-family dwellings (74 and 74C Glades Road).

Sixth Application: **William Pappastratis, Trustee of Janwills Realty Trust, 632 Summer Street, Marshfield, MA 02050** requests a Special Permit/Finding in accordance with Sections 470.6A and 950.2.B.1 of the Scituate Zoning Bylaw, and/or any other relief that the Board of Appeals may grant, to allow for the construction and use of an elevated footbridge and dock for recreational purposes located at **Lots 11 & 12, at A&B and B&C Streets, off Central Avenue, Scituate, MA 02066 (Assessor Parcels Map 69, Block 2).**

Seventh Application: (*Continued from April 26, 2023*) Salt Meadow Development at Scituate, LLC, seeks a Comprehensive Permit pursuant to Massachusetts General Law Chapter 40B, Sections 20 through 23, 760 CMR 56, and the Town of Scituate Zoning Bylaw and Comprehensive Permit Rules and Regulations, and/or any other relief that the Board of Appeals may grant, to allow for the construction and use of at least 32 dwelling units, at least eight of which would be restricted for low and moderate income for the development of affordable housing, at the property known and numbered as **279-281 Old Oaken Bucket, Scituate, MA, comprised of Assessor Parcels (44-1-3-D, 44-1-3-0, 41-1-3-A).**

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals