

# Town of Scituate

ZONING BOARD OF APPEALS

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



4-23-23  
MAY 30 PM 12:21  
TOWN OF SCITUATE

**AGENDA**  
**MEETING OF THE SCITUATE**  
**ZONING BOARD OF APPEALS**  
**THURSDAY, JUNE 15, 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=OTBDNlhlcHA3dXg1Z3F1WWZDaThhdz09>

**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, June 15, 2023 at 7:00 P.M.** to consider the following requests:

---

**I. MEETING CALLED TO ORDER**

**II. APPLICATIONS TO BE HEARD:**

**First Application: Kevin Barry and Kathleen McCoomb, 165 Thatcher Street, Milton, MA 02186** 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 addition to a preexisting, nonconforming accessory structure located at **26 Newport Street, Scituate, MA 02066 (Assessor's Map 71, Block 3, Parcel 2)** and increasing the gross floor area by more than 20%.

**Second 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 allow the reconstruction of two single-family dwellings located at **74 Glades Road and 74C Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 26)** which were 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).

**Third Application: Burke Development, LLC, 23 Fairview Avenue, Scituate, MA 02066** requests a modification of the Special Permit/Finding approved on April 20, 2023 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%.

**Fourth Application: Matthew and Amanda McCarthy, 31 Rosa's Lane, Scituate, MA 02066** request a modification of the Special Permit/Finding approved on February 16, 2023 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%.

**Fifth Application: Horace and Emily Tjakra, 72 Glades Road, Scituate, MA 02066** request 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 allow the reconstruction of a single-family dwelling located at **72 Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 27)** which was destroyed by fire.

**Sixth Application: Plunkett Family Living Trust, 60 Longmeadow Road, Milton, MA 02186** 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 allow the reconstruction of a single-family dwelling located at **70 Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 29)** which was destroyed by fire.

**Seventh Application: Edward M. Fopiano c/o Walter B. Sullivan, Esq., 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 or in the alternative a Variance in accordance with M.G.L. Chapter 40A, Section 10 and/or any other relief that the Board of Appeals may grant, to allow the razing and reconstruction of a pre-existing non-conforming single-family residence and accompanying deck located at **7 Milton Street, Scituate, MA 02066 (Assessor's Map 72, Block 9, Parcel 9)**.

### **III. APPROVAL OF MEETING MINUTES**

### **IV. ADJOURNMENT**

George Xixis, Chairman  
Scituate Zoning Board of Appeals