

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, AUGUST 17, 2023 - 7:00PM

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.

2023 AUG - 1 PM 11:24
TOWN OF SCITUATE
TOWN CLERK

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, August 17, 2023 at 7:00 P.M.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: David and Nancy Creighton, 18 Mitchell Avenue, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2.C 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 dwelling in respect to lot area, frontage, width and dimensional setbacks located at **20 Mitchell Avenue, Scituate, MA 02066 (Assessor's Map 15, Block 4, Parcel 13).**

Second Application: D. David Mendes, 37 Hawley 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 the remodel of a preexisting, nonconforming dwelling located at **38 Hawley Road, Scituate, MA 02066 (Assessor's Map 34, Block 26, Parcel 19).**

Third Application: Kristen West, 50 Wilder Road, Norwell, MA 02061 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 raze and reconstruction of a preexisting, nonconforming dwelling located at **13 Hillcrest Road, Scituate, MA 02066 (Assessor's Map 45, Block 10, Parcel 2).**

Fourth Application: David McGowan, 126 Elm Street, Scituate, MA 02066 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 for a 37% increase in gross floor area of the preexisting, nonconforming dwelling located at **126 Elm Street, Scituate, MA 02066 (Assessor's Map 44, Block 03, Parcel 22).**

Fifth Application: Brian Tinkham, 5 Collier Avenue, EXT, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 620.3, 620.4, and 810.2 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to increase square footage more than 20% of the preexisting, nonconforming dwelling located at **5 Collier Avenue, EXT, Scituate, MA 02066 (Assessor's Map 8, Block 3, Parcel 18).**

Sixth Application: Gregory Cone, 747 Country Way and 0 Country Way, Scituate, MA requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 610.B of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to create two lots at **747 Country Way, Scituate, MA 02066 (Assessor's Parcel Numbers: 12-3-9-0 and 12-3-9-B).**

Seventh Application: Ian and Eva Horowitz: 62 Collier Road, Scituate, MA 02066 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 a proposed addition with a 22.5 front yard setback (an extension of the existing front line of the house), and an increase in the gross floor area located at **62 Collier Road, Scituate, MA 02066. (Assessor's Map 64, Block 09, Parcel 11).**

Eighth Application: Mark Daileader, 12 Graves Avenue, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2.C and/or 810 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow to raze, reconstruct, and extend a preexisting, non-conforming residential accessory structure located at **12 Graves Avenue, Scituate, MA 02066 (Assessor's Map 22, Block 7, Parcel 4)**.

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals