

Town of Scituate

ZONING BOARD OF APPEALS

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



RECEIVED
2023 SEP -5 PM:29
TOWN OF SCITUATE
TOWN CLERK

AGENDA

MEETING OF THE SCITUATE ZONING BOARD OF APPEALS

THURSDAY, SEPTEMBER 21, 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/84217526997?pwd=cytaRHdEUlhENGdwT2ZLWExoY1A5UT09>

Meeting ID: 842 1752 6997

Passcode: 966071

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: 1-646-931-3860

Enter Meeting ID: 842 1752 6997

When prompted for Participant ID number PRESS #

Enter Passcode: 966071

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, September 21, 2023 at 7:00PM** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD:

First Application: *(continued from August 21, 2023)* **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 810.1 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 on a preexisting nonconforming lot located at **38 Hawley Road, Scituate, MA 02066 (Assessor's Map 34, Block 26, Parcel 19)**.

Second Application: **Erin Devine, 25 Ocean Avenue, 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 the construction of an addition at the rear of a pre-existing, non-conforming, single-family dwelling on a preexisting nonconforming lot at **25 Ocean Ave, Scituate, MA 02066 (Assessor's Map 08, Block 02, Parcel 01)** and increasing the gross floor area by more than 20%.

Third Application: **Beach Boy Realty Trust, 117 Lyman Road, Brookline, 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 allow to raze and rebuild of a pre-existing, non-conforming, single-family home at **1 Tilden Avenue, Scituate, MA 02066 (Map 5, Block, 3, Parcel 70)**.

Fourth Application: **Dana and Christy Clark, 14 Beaver Dam 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 on a preexisting nonconforming lot at **14 Beaver Dam Road, Scituate, MA 02066 (Map 45, Block 12, Parcel 7)**.

Fifth Application: **Michael and Clair Wankum, 16 Chet Way, 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 the construction of an addition to a pre-existing, non-conforming, single-family dwelling at **120 Clapp Road, Scituate, MA 02066 (Map 18, Block 1, Parcel 12)**.

Sixth Application: **Leo McDonough, 16 Salt Meadow Lane, Scituate, MA 02066** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 420 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the construction of a private garage for more than three vehicles on a vacant lot at **22 Salt Meadow Lane, Scituate, MA 02066 (Map 57, Block 2, Parcel 5C)**.

Seventh Application - (continued from August 21, 2023) **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)**.

Eighth Application - (continued from August 21, 2023) **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. ADDITIONAL BUSINESS

1. Request for Zoning Relief Extension - William Slocum and 47 Town Way Extension, LLC, respectively, request an extension of the Special Permit and findings Decision of the Board of Appeals dated October 3, 2019, and filed with the Plymouth County Registry District of the Land Court as Document No. 00820738 in Book 00656, Page 7 and noted on Certificate of Title No. 131207, concerning 47 & 48 Town Way Extension from October 3, 2023 to October 3, 2024.

IV. APPROVAL OF MEETING MINUTES

1. May 18, 2023, June 15, 2023 and July 20, 2023 Meeting Minutes

V. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals