

Town of Scituate

OFFICE OF BUILDING COMMISSIONER
ZONING ENFORCEMENT OFFICER

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



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TOWN OF SCITUATE

AGENDA

MEETING OF THE SCITUATE ZONING BOARD OF APPEALS THURSDAY, DECEMBER 21, 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 a 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, December 21, 2023 at 7:00 p.m.** to consider the following requests:

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD

First Application: Catherine E. Spillane, 326 Central Avenue, Scituate, MA 02066 seeks (1) a waiver by special permit and/or finding pursuant to Scituate Zoning Bylaw Section 810.1 of the four-year "abandonment or non-use period" of a pre-existing, nonconforming structure on a pre-existing, nonconforming lot at **326 Central Avenue, Scituate, MA 02066 (Assessor's Map 68, Block 5, Parcel 17)** that had been damaged or destroyed by fire in 2012, and (2) a finding, pursuant to Scituate Zoning Bylaw Section 821.2C and M.G.L. Chapter 40A, Section 6, to allow a proposed repair, alteration, reconstruction, extension or structural change to the said nonconforming structure that will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Second Application: Alexis Bishop, 44 Gannett 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 Bylaws and/or any other relief that the Board of Appeals may grant, to allow the raze and reconstruction of a pre-existing, nonconforming garage at **44 Gannett Road, Scituate, MA 02066 (Assessor's Map 7, Block 7, Parcel 11)**.

Third Application: Robert Keogh, 20 Newell Street, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.1 and 470.6 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the raze and reconstruction of a pre-existing, nonconforming single-family dwelling at **20 Newell Street, Scituate, MA 02066 (Assessor's Map 71, Block 13, Parcel 8)**.

Fourth Application: Jason Stefani, 2 Ocean Avenue, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.1 and 470.6 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, nonconforming single-family dwelling at **2 Ocean Avenue, Scituate, MA 02066 (Assessor's Map 8, Block 4, Parcel 6)**.

Fifth Application: Dorene and Brian Cary, 8 Garfield Street, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810.2 and 470.6 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, nonconforming single-family dwelling at **8 Garfield Street, Scituate, MA 02066 (Assessor's Map 73, Block 12, Parcels 9 & 10)**.

Sixth 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 470.6F, 810.1 and 810.2 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 home at #74 Glades Road, which home was destroyed by fire; the reconstruction of a single-family home at #74C Glades Road, which home was significantly damaged by fire; and to allow the continued non-conforming use of the property, which is occupied by two single family dwellings at **#74 and #74C Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 26)**.

Seventh 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 470.6F and 810.2 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 home, which home was destroyed by fire at **74B Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 24)**.

Eighth Application: The 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 470.6F and 810.2 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the raze and rebuild of a single-family dwelling at **70 Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 29)**.

III. APPROVAL OF MEETING MINUTES

IV. APPROVAL OF ZBA DECISIONS

V. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals