

Town of Scituate

ZONING BOARD OF APPEALS

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



AGENDA SCITUATE ZONING BOARD OF APPEALS

Thursday, March 21, 2024 – 7:00 p.m.

Select Board Hearing Room, Town Hall

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.

This meeting is being recorded and streamed live on Facebook.

General public welcome to attend via Zoom – HYBRID MEETING

By Computer:

<https://us02web.zoom.us/j/84217526997?pwd=cytaRHdEUlhENGdwT2ZLWExoY1A5UT09>

Meeting ID: 842 1752 6997

Passcode: 966071

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.

I. MEETING CALLED TO ORDER

II. APPLICATIONS TO BE HEARD

First Application: John J. and Marie Neary, c/o Thomas P. McCarthy, 52 Carolyn Circle, Marshfield, MA, 02050 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 470 and 810 of the Scituate Bylaws and/or any other relief that the Board of Appeals may grant, to allow the raze and reconstruction of a dwelling located in the Floodplain and Watershed Protection Overlay District; Coastal Beach, Coastal Dune and Barrier Beach Resource Area; FEMA Zone AE & VE; and is Land Subject to Coastal Storm Flowage. The property is located at **16 Lighthouse Road, Scituate, MA 02066 (Assessor's Map 45, Block 5, Parcel 37).**

Second Application: Joseph Frisoli, 50 Rockway Avenue, Weymouth MA, 02188 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810 of the Scituate Bylaws and/or any other relief that the Board of Appeals may grant, to allow the raze and reconstruction of a dwelling located at **91 Oceanside Drive, Scituate, MA 02066 (Assessor's Map 34, Block 4, Parcel 1)**.

Third Application: Jeremy Henry, 21 Norwell Avenue, 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 Bylaws 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 home. The property is located at **2 Collier Road, Scituate, MA 02066 (Assessor's Map 64, Block 3, Parcel 1)**.

Fourth Application: Scituate Harbor Yacht Club, Inc., 84 Jericho Road, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 470.6F and 810.2B of the Scituate Bylaws and/or any other relief that the Board of Appeals may grant, to allow an addition to be constructed on a nonconforming structure (pool house). The property is located at **84 Jericho Road, Scituate, MA 02066 (Assessor's Map 46, Block 5, Parcel 56F)**.

Fifth Application: Jon A. Perette, 2 Jackson 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 Bylaws and/or any relief that the Board of Appeals may grant, to allow a proposed addition on a pre-existing, nonconforming single-family home. The property is located at **2 Jackson Road, Scituate, MA 02066 (Assessor's Map 38, Block 7, Parcel 15)**.

Sixth Application: Frank R. Snow, Trustee of 164 Turner Road Realty Trust, 199 Clapp Road, Scituate, MA 02066 seeks the following relief to allow for the razing and reconstruction of the building/dwelling at **164 Turner Road (Assessor Parcel No. 46-14-15-0)**: (i) a waiver pursuant to Zoning Bylaw Section 810.1 to allow for the continuation of the structure and/or use; (ii) a special permit pursuant to Zoning Bylaw Section 470.6.F to allow for a substantial improvement to an existing structure in the Floodplain and Watershed Protection District; (iii) a finding pursuant to Zoning Bylaw Section 810.2.C that the razing and reconstruction of a pre-existing nonconforming dwelling on a pre-existing nonconforming lot is not substantially more detrimental to the neighborhood; and (iv) any other relief that the Board may grant.

III. APPROVAL OF MEETING MINUTES

- December 21, 2023
- January 18, 2024
- February 15, 2024

IV. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals