

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 SCITUATE ZONING BOARD OF APPEALS

Thursday, April 18, 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: The Kathryn M. Driscoll Revocable Trust, 51 Patricia Drive, Milton, MA 02186 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 29 Whitcomb Road, Scituate, MA 02066 (Assessor's Map 8, Block 2, Parcel 19).

Second Application: Kathleen Flaherty, 205 Hatherly 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 other relief that the Board of Appeals may grant, to allow an addition on a pre-existing, nonconforming single-family dwelling located at **205 Hatherly Road, Scituate, MA 02066 (Assessor's Map 34, Block 16, Parcel 3)**.

Third Application: Timothy and Kristen Mooney, 6 Rebecca 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 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 dwelling. The property is located at **6 Rebecca Road, Scituate, MA 02066 (Assessor's Map 46, Block 4, Parcel 16)**.

Fourth Application: Brett Camara Preziosi, 15 Bagnell Drive, Pembroke, MA 02359 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 dwelling. The property is located at **58/60 Tilden Road, Scituate, MA 02066 (Assessor's Map 45, Block 16, Parcel 27)**.

Fifth Application: Richard McLarey, 54 Mann Lot 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 the raze and reconstruction of a pre-existing, nonconforming garage associated with a single-family dwelling. The property is located at **54 Mann Lot Road, Scituate, MA 02066 (Assessor's Map 20, Block 1, Parcel 3)**.

Sixth Application: Antonio James Aquilina, 65 Gilson 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 an addition on a pre-existing, nonconforming single-family dwelling. The property is located at **65 Gilson Road, Scituate, MA 02066 (Assessor's Map 60, Block 1, Parcel 38A)**.

Seventh Application: (Continued from December 21, 2023). 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.

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals