

Town of Scituate

ZONING BOARD OF APPEALS

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



TOWN OF SCITUATE
TOWN CLERK
2021 FEB 10 AM 10:34
RECEIVED

**TOWN OF SCITUATE
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE**

February 25, 2021

Via remote participation.

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, Town of Scituate public meetings shall meet remotely until further notice. This meeting will be recorded and can be viewed LIVE on Scituate Community Television's Facebook Page. The recorded meeting will be available the following day on Comcast Channel 9 and YouTube (Scituate Community Television).

Topic: Scituate Zoning Board of Appeals Meeting – 02/25/2021

Time: Feb 25, 2021 07:00 PM Eastern Time (US and Canada)

By Computer:

<https://us02web.zoom.us/j/81367594349?pwd=SVdGc2U2VDBFaG9lZk40emllcEp1Zz09>

Meeting ID: 813 6759 4349

Passcode: 007755

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: 813 6759 4349

When prompted for Participant ID number PRESS #

Enter Passcode: 007755

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 public hearing via remote access on Thursday, February 25, 2021 at 7:00 P.M. to consider the following requests:

-
- I. MEETING CALLED TO ORDER

 - II. APPLICATIONS TO BE HEARD:

First Application: (Continued from January 21, 2021) Bryan and Melanie Legge c/o Walter B. Sullivan, PC at 80 Washington Street, Building B, Suite 7, Norwell, MA 02061 request a Variance to allow for the construction of a 30'x15' swimming pool and a 10' x 12' pool house on the south side of the lot closest to Parker Avenue on a non-conforming lot at **9 Moorland Road, Scituate, MA (Assessor's Map 64, Block 3, Parcel 5)**.

Second Application: Brian and Nancy Jones of 6 Michael Avenue, Scituate, MA 02066 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6, and/or Section 810.2 of the Scituate Zoning Bylaw to allow for demolition of two pre-existing, non-conforming accessory structures and the reconstruction of an attached garage addition to the pre-existing, non-conforming single-family dwelling at **6 Michael Avenue, Scituate, MA 02066 (Assessor's Map 64, Block 5, Parcel 13)**.

Third Application: Joseph and Maura Burke of 17 Bertis Adams Way, Westborough, MA 01581 request a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6, and/or Section 810.2 of the Scituate Zoning Bylaw to allow an alteration to a pre-existing, nonconforming single-family dwelling at **89 Marion Road, Scituate, MA 02066 (Assessor's Map 40, Block 12, Parcel 5)** increasing the gross floor area by more than 20%.

Fourth Application: Scituate Harbor Development, LLC - Stephen C. Warner and Robert H. Warner, Managers of 146 Front Street, Scituate, MA 02066 requests (1) Special Permit/Finding pursuant to Scituate Zoning Bylaw Section 820, and/or any other relief which the Board of Appeals may grant, to change the pre-existing, nonconforming theatre use, and adjacent retail and other space, of the interior of the building at **1 Mill Wharf Plaza (Assessor Map 50, Block 7, Parcel 101-S)**, to four condominium units containing a total of seven bedrooms, and to combine approximately 900 sf of such theatre use into retail space, which is a specified use not substantially different in character, or not substantially more detrimental or injurious to the neighborhood than the existing nonconforming use, and (2) a finding, and/or any other relief which the Board of Appeals may grant, that the parking demand created by such change in use is substantially reduced and is exempt from, or does not constitute an intensification of, parking requirements under Scituate Zoning bylaw Section 760.

Fifth Application: Alfred M. Boyajian, 94 Marion Road, Scituate, MA 02066 requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6, and/or Section 950.3 of the Scituate Zoning Bylaw or any other relief or advice that the Board of Appeals may grant to allow for the construction of a single family dwelling at **43 Oceanside Drive, Scituate, MA 02066 (Assessor's Map 40, Block 2, Parcel 1)** and that the requested relief be granted on the basis that the current locus is a vacant lot created prior to the adoption of zoning in Scituate and that no setbacks are required.

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

Anthony Bucchere, Chairman
Scituate Zoning Board of Appeals