



OFFICE OF BUILDING COMMISSIONER
ZONING ENFORCEMENT OFFICER

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



AGENDA SCITUATE ZONING BOARD OF APPEALS

Thursday, May 16, 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.

The Scituate Zoning Board of Appeals meets in person and via Zoom. All meetings are recorded and can be viewed on Scituate Community Television Facebook Live. Recorded meetings are available the following day on Comcast Channel 9 and YouTube (Scituate Community Television).

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: Atlantic Coast Engineering LLC, on behalf of their clients Israel Adler and Nicholas Sobol, requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Sections 810 and 610 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 **4 Fourth Avenue, Scituate, MA 02066 (Assessor's Map 34, Block 7, Parcel 12-0)**.

Second Application: **Charles Shea, 11 Wellesley Road, Scituate, MA 02066** requests a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and/or any other relief that the Board of Appeals may grant, to allow the razing and reconstruction of a pre-existing, nonconforming detached garage at **11 Wellesley Road, Scituate, MA 02066 (Assessor's Map 46, Block 7, Parcel 3)**.

Third Application: *(Continued from March 21, 2024).* **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 40A, Section 6 and Sections 470 and 810 of the Scituate Bylaw and/or any other relief that the Board of Appeals may grant, to allow the razing of an existing single-family home and shed and the proposed construction of a new +/- 1,860 square foot single family home at **16 Lighthouse Road, Scituate, MA 02066 (Assessor's Map 46, Block 5, Parcel 37)**. The property is located within a Coastal Beach, Coastal Dune and Barrier Beach Resource area, FEMA Zone AE & VE and is Land Subject to Coastal Storm Flowage.

Fourth Application: *(Continued from March 21, 2024).* **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 Bylaw 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: *(Continued from March 21, 2024).* **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. ADDITIONAL BUSINESS

Special Permit Lots 1, 2 and 5, Laurelwood Drive, Scituate, MA 02066 – request for extension of the Permit until July 15, 2026, pursuant to Section 510.5C(1)(d) of the Town of Scituate Zoning Bylaw.

III. APPROVAL OF MEETING MINUTES

IV. ADJOURNMENT

George Xixis, Chairman
Scituate Zoning Board of Appeals