

# A G E N D A

## TOWN OF SCITUATE

ZONING BOARD OF REVIEW, TUESDAY, OCTOBER 27, 2020 @ 7:30 P.M.

Of Hearing on Applications for Special Use Permits, Variances and Appeals under the Zoning Ordinance:

Notice is hereby given that the Zoning Board of Review will be in session at the Town Council Chambers, 195 Danielson Pike, N. Scituate on Tuesday, October 27, 2020 at 7:30 pm when all persons interested will be heard for or against the granting of the following applications for Special Use Permits, Variances and Appeals under the Zoning Ordinance. **Any person, specifically including applicants, abutters and objectors, wishing to provide oral evidence or otherwise testify regarding any application must do so in person. Oral evidence and testimony cannot be received virtually or over the phone.**

**\*\*Provided, however, that the meeting is allowed to be held at this location.**

**If in-person gatherings remain prohibited and/or limited on this date, the Zoning Board of Review may convene the meeting as a virtual, remote access meeting, if allowed.**

**Please check the Secretary of State website and Town website at**

**[http://www.scituateri.org/government/town\\_meeting\\_agendas/zoning\\_board\\_meetings.php](http://www.scituateri.org/government/town_meeting_agendas/zoning_board_meetings.php) prior to the meeting to verify the location and/or platform of the meeting.\*\***

**Virtual Location (case sensitive):**

**<https://us02web.zoom.us/j/99061974862?pwd=SWt4SzRGNEdHaXVBVmFNRHZqc1liQT09>**

**Call in: 877 853 5247 (Toll Free)**

**Webinar ID: 990 6197 4862 Passcode: 922550**

- **Call to Order**
- **Pledge of Allegiance**
- **Returning from Previous Meeting—Discussion and/or potential action and/or vote:**

**Case #1247 Bryan Poston (owner/applicant);** 189A&B Danielson Pike, Assessor's Plat 19 – Lot 41; RS120 VO under the Zoning Ordinance. Proposed Project - Request for a Special Use Permit to allow lodging or guesthouse; not to exceed three (3) pursuant to Art. II – Section 2.4. The Zoning Board may approve, approve with conditions or deny the proposed application, as may be modified by testimony and/or evidence presented throughout the public hearing.

- **NEW APPLICATIONS—Discussion and/or potential action and/or vote:**

**Case #1248 Michael Lancellotti;** 10 Blueberry Lane, Assessor's Plat 45 – Lot 65; RS120 under the Zoning Ordinance. Proposed Project - Request for a Dimensional Variance for a Side Setback of 34 (allowed 35'; variance of 1') to construct an addition and a Dimensional Variance for a Street-Side Setback of 22' (allowed 42.5'; variance of 20.5) to construct a farmer's porch. Pursuant to Art. III, Section 1.1. The Zoning Board may approve, approve with conditions or deny the proposed application, as may be modified by testimony and/or evidence presented throughout the public hearing.

**Case #1249 Michael DiFazio;** 1160 Chopmist Hill Road, Assessor's Plat 28 – Lot 55; RR120/RS120 under the Zoning Ordinance. Proposed Project – Request for a Special Use Permit to build a farm stand to sell produce raised on the premises. Pursuant to Art. II Section 1.5. The Zoning Board may approve, approve with conditions or deny the proposed application, as may be modified by testimony and/or evidence presented throughout the public hearing.

**Case #1250 David & Sherrie Collins;** 21 Danielson Pike, Assessor's Plat 16 – Lot 51; RS120 VO under the Zoning Ordinance. Proposed Project – Request for a Dimensional Variance for a Side Setback of 13' or 7' (allowed 35' or 25'; variance of 22' or 12'). Pursuant to Art. III Section 1.2 and Art. IV Section 2.a. The Zoning Board may approve, approve with conditions or deny the proposed application, as may be modified by testimony and/or evidence presented throughout the public hearing.

- **Minutes—Discussion and/or potential action and/or vote:**

**September 22, 2020**

- **Adjournment**

Applicants must submit all documentary evidence (i.e. expert reports, drawings, surveys, deeds, photographs, etc.) to the Zoning Clerk no later than five (5) days prior to the date of the hearing. This also applies to objectors (abutters) who seek to introduce documentary evidence for the Zoning Board of Review to consider at the hearing. **NO DOCUMENTARY EVIDENCE WILL BE ADMITTED DURING THE HEARING BY THE APPLICANT(S) OR THE PUBLIC IN LIGHT OF THE TECHNOLOGICAL RESTRICTIONS.** Abutters shall be provided with a copy of this requirement as part of the notification they receive in advance of the hearing.

If the applicant or objector fails to submit documentary evidence in advance of the hearing, the Zoning Board of Review may, in its sole discretion, continue the hearing to a later date to allow for a review and evaluation of the proffered documentary evidence.

By order of the Zoning Board of Review  
Kenneth P. Borden, Chairman