

TOWN OF SCITUATE • ZONING BOARD OF REVIEW

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, November 27, 2018 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.

RETURN FROM PREVIOUS HEARING:

Case #1211 Polseno, John. Location of premises 767-771 Hartford Pike, Assessor's Plat 23 – Lot 20; RR120 under the Zoning Ordinance. Appeal of the Letter/Notice of Violation issued on February 13, 2018 by the Building Official and the Zoning Official Noticing Mr. Polseno of Violations and Fines.

NEW APPLICATIONS:

Case #1223 Colbea Enterprises, LLC (Applicant); Bee Cat Properties LLC (Owner). Location of premises 34 Hartford Avenue, Assessor's Plat 38 – Lot 75; BG under the Zoning Ordinance. Special Use Permit to exceed the allowed square footage of signage and the allowed number of signs: A) Freestanding sign 40sq. ft. allowed (requesting 108 sq. ft.), B) Wall sign 40 sq. ft. allowed (requesting 85 sq. ft.) C) Business sign 6 sq. ft. allowed (requesting 15.5 sq. ft.), D) Business sign 6 sq. ft. allowed (requesting 17.7sq. ft.), E) Directional Sign (requesting 2.1sq. ft.), F) Two Canopy signs (requesting 32 sq. ft.), G) Menu Board (requesting 35.9 sq. ft.) and H) Directional Sign (requesting 5 sq. ft.).

Case #1224 Colbea Enterprises, LLC (Applicant); Bee Cat Properties LLC (Owner). Location of premises 34 Hartford Avenue, Assessor's Plat 38 – Lot 75; BG under the Zoning Ordinance. Dimensional Variance for Height of Signage – One Freestanding Sign to be 25' to top of the sign (15' permitted, variance of 10'). One Wall Sign to be 19' to top of sign (15' permitted, variance of 4').

Meeting Minutes of September 25, 2018 & October 23, 2018.

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. 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

Individuals Requesting Interpreter Services For The Deaf Or Hard Of Hearing Must Call 647-2822 Seventy Two (72) Hours In Advance Of Said Hearing. TTY #1-800-745-5555