

**SCITUATE PLAN COMMISSION
REGULAR MEETING
TUESDAY – JUNE 20, 2023 @ 7:00 P.M.
TOWN COUNCIL CHAMBERS
195 DANIELSON PIKE, N. SCITUATE**

AND BY VIDEO AND TELEPHONIC REMOTE FOR LIVE STREAMING ONLY

<https://us02web.zoom.us/j/92412992237?pwd=b2dhsxrqs0z2yxnxuhl0cfdwv3jjzz09>

Call in: 877 853 5247 (Toll Free) Webinar ID: 924 1299 2237 Passcode: 767325

A G E N D A

- I. Call To Order**
- II. Pledge Of Allegiance**
- III. Meeting Minutes – May 16, 2023: Review, Discussion and/or Potential Action and/or Vote**
- IV. Coldbrook, LLC - Applicant (Village at Chopmist – Owner), Coldbrook Terrace, Multi-Family – 11 Condominiums (3 Affordable Units), Affordable Housing – Comprehensive Permit; Plat 34 – Lot 32, Zoned RR120 (Rural Residential), 862-864 Danielson Pike. Request for a one-year extension of the Master Plan approval.**
- V. Applications/Public Informational Meetings/Public Hearings—Review, Discussion and/or Potential Action and/or Vote**

Old Application Continued:

- a. Continued Master Plan – 3-Lot Major Subdivision with “Flex Zoning” – Giarrusso Meadows/Antonio & Franco Giarrusso (Owners/Applicants) Byron Randall Road (Adjacent to 293 Byron Randall Road); AP 11 – Lots 18 & 19; Zoned RS120**
- b. Master Plan - 2-Lot Major Subdivision; Mancini Plat - Ryan & Rachel Mancini (owners/applicants) 0 & 26 Byron Randall Road; AP 11 – Lots 30 & 106; Zoned RS120 Continued from May 16, 2023**

New Applications:

- a. Pre-application – Major Land Development-Office/Commercial Condo Development– Gina Mahoney, 16 Hope Furnace Road; AP 5 – Lot 63; Zoned BG VO**
- b. Preliminary (Final Requested) - 2-Lot Major Subdivision; Bettez Plat – Stacy Ferrara (applicant) the Marsha A. Bettez Trust-2020 (owner) 58-62 Main Street; AP 5 – Lot 19; Zoned BL VO.**

- VI. Public Event/Entertainment Ordinance**
- VII. Comprehensive Plan: Review, Discussion and/or Potential Action and/or Vote**
- VIII. Zoning Applications**

Case #1283 – Jeffrey & Karin Gauvin owner/applicant, 3 Spruce Drive, Hope, Assessor’s Plat 10 – Lot 290; RSW60/80 under the Zoning Ordinance. Request for a Special Use Permit for lodging-one (1) unit, pursuant to Art. II – Section 2.4.

Case #1284 – C. Russell Construction, applicant; Joan Tomaszewski (owner), 86-88 Jackson Flat Road, Assessor’s Plat 2 – Lot 83 – RSW60/80VO Legal Non-Conforming Lot of Record under the Zoning Ordinance. Request for a Dimensional Variance for Front Yard Setback (Allowed 50’, Requested 22.5’, Variance of 27.5’) and Dimensional Variance for Lot Coverage (Allowed 15%, Requested 35%, Variance of 20%).

Case #1285 – Ryan & Rachel Mancini (owners/applicants) 0 & 26 Byron Randall Road; AP 11 – Lots 30 & 106; RS120 under the Zoning Ordinance. Request for Lot #30 a Dimensional variance for Lot Width (Allowed 300', Requested 36.45', Variance of 263.55'), Dimensional Variance for Frontage (Allowed 270', Requested 36.45', Variance of 233.55'), Dimensional Variance for Lot Area (Allowed 120,000 sq. ft., Requested 103,829 sq. ft., Variance of 16,171 sq. ft.). Request for Lot #106 a Dimensional Variance for Lot Area (Allowed 120,000 sq. ft., Requested 115,275 sq. ft., Variance of 4,725 sq. ft.).

IX. Adjournment

**INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE DEAF OR HARD OF HEARING
MUST CALL (401) 647-2822 SEVENTY-TWO (72) HOURS IN ADVANCE OF SAID HEARING.
TTY #1-800-745-5555.**