

FOR INFORMATIONAL PURPOSES  
ONLY DATED: 5/15/25

SCITUATE PLAN COMMISSION  
REGULAR MEETING  
TUESDAY – MAY 20, 2025 @ 7:00 P.M.  
SCITUATE TOWN HALL  
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=b2dhsxrqs0z2yxnxuhl0cfdwv3jjz09>

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

The above virtual access option is being provided only as a convenience and is not an official “location” where meeting access is guaranteed. The only way to guarantee complete access to the meeting is to attend physically, in-person at the physical location listed above

A G E N D A

- I. Call To Order
- II. Pledge Of Allegiance
- III. Meeting Minutes – April 15, 2025. Review, Discussion and/or Potential Action and/or Vote
- IV. Applications/Public Informational Meetings/Public Hearings—Review, Discussion and/or Potential Action and/or Vote
  - a. Unified Development Review Preliminary (Final Administrative) – Special Use Permit / Dimensional Variances - Preliminary Review Plan to subdivide two pre-existing dwellings on one lot. James & Pamela Bolek owners – Pamela Bolek, applicant; 1455-1457 Chopmist Hill Road, AP 47 – Lot 30, Zoned RR120. Special Use Permit Pursuant to Art. IV Section 1H. Review, Discussion and/or Potential Action and/or Vote
  - b. Unified Development Review - Minor Subdivision; Pre-application – to subdivide one lot. Johnston Pool Supply (applicant) Wally Realty, Inc. (owner); 25 Village Plaza Way, AP 38 – Lot 72, Zoned BG. Review, Discussion and/or Potential Action and/or Vote
- V. Scituate Zoning and Subdivision Regulation Updates – Review, Discussion and/or Potential Action and/or Vote
- VI. Zoning Applications:

Case #Z-25-3 – Matthew Kaplan (owner/applicant), White Birch Circle (between 80 & 94 White Birch Circle), Assessor’s Plat Lot 9 - Lot 212; RS120 under the Zoning Ordinance. Request for a Dimensional Variance for Front Yard Setback, 27’ requested, 50’ required, 23’ variance. Pursuant to Art. III – District Dimensional Regulations - Section 75.3.1.2 Residential Districts.

Case #Z-25-4 – Donald Hopkins (owner/applicant), 1125 Danielson Pike, Assessor Plat 27 – Lot 16; RR120 & RS120 (split zone) under the Zoning Ordinance. Request for a Special Use Permit to build a 3,200 sq. ft. livestock barn. Pursuant to Art. IV Special Regulations – Yard Exceptions 75-4.2.6
- VII. 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.