

NAME OF PUBLIC BODY: Zoning Board of Appeals Meeting DATE OF MEETING: Tuesday, July 31, 2012  
TIME: 7:30 PM PLACE: Hearing Room 2, Marshfield Town Hall

#### AGENDA

##### PUBLIC HEARINGS:

Selectmen's Meeting: discussion of combining ZBA Aide position and Building clerk's position.

7:30 p.m. Michael Paradis: Petitioner is seeking a Special Permit for an accessory Apartment in accordance with Section 11.09 of the Marshfield Zoning Bylaws to create an Accessory apartment in what was a single story attached garage area on property located at 25 Ohio Street Marshfield, Ma which is listed on the Assessor's Map as parcel I060103 and is in a R2 zone.

7:45 p.m. William and Tina Meech: Petitioners are seeking a Special Permit for an Accessory Apartment in accordance with Section 11.09 of the Marshfield Zoning Bylaws to create an accessory apartment in a portion of the existing first floor of the dwelling at 33 Elm Street Marshfield, MA which is listed on the Assessor's Map as parcel I150629 and is in a R3 zone.

8:00 p.m. Irish Realty LLC.: Petitioner is seeking Site Plan Approval in accordance with Section 12.02 of the Marshfield Zoning Bylaws to create a patio area for outdoor dining on property located at 278 Ocean Street, Marshfield, MA which is listed on the Assessor's Map as parcels N070134 & 35 and are in a B4 zone.

8:10 p.m. Marshfield Police Department: Petitioner is seeking a modification of a Site Plan in accordance with Section 12.02 of the Marshfield Zoning Bylaws to to place two (2) parabolic reflective antenna twentysix (26) inches in diameter (cut sheet submitted) on the monopole at Wastewater treatment plant located at Joseph Dreibeck Way M070301. Antenna will be placed directly below existing equipment at the appx. eighty (80) foot height. No cables will be visible. On the site occupied by the Waste Water Treatment Plant located at 200 Joseph Dreibeek Way Marshfield, MA which is listed on the Assessor's Map as parcel M070301 and is in a R3 zone in the Coastal Wetlands District.

8:20 p.m. John Raymond Realty Associates LLC: Petitioner is seeking a Special Permit for a Curb Cut under Section 10.10 and 11.11, a Use Variance under Article II, Use, Principal

5.04 Retail & Service 6 Establishment selling new or used automobiles and trucks in a Water Resources Protection (Overlay) District (WRPD) and 13.03 WRPD, a sign Variance under Section 7.02 and 7.04 for signs larger than set forth in the bylaw, 3 a Special Permit for Accessory Storage and Repair facilities under Section 10.01 and 5.04, Accessory Uses 7 and Site Plan Approval under Article 12.02 of the Marshfield Zoning Bylaws to construct and operate a new and used car dealership on property located at 830 Plain Street Marshfield, MA which is listed on the Assessor's Map as parcels D100107 and D110203 and are located primarily in the B2, WRPD. 1.5 acres of the 12.8 acres in the R1 zones.

Discussion: Selectmen's meeting; discussion of combining ZBA Aide position and Building clerk's position.

##### DECISIONS PENDING:

Daniels – 219 Island Street – Variance Due 8/26/2012

Joanna Going – 695 Summer Street – SPNC – Due 10/08/2012

International Church of the Foursquare Gospel 52 Main Street – Variance – 09/07/2012

SPAR Realty Group, LLC: 804 Plain Street – Variance Due 9/23/2012

NEXT MEETING – Tuesday August 14, 2012

7:30 p.m. Dana Junior: Petitioner is seeking a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws to construct a 8' x 16' single story addition on the existing dwelling located at 156 Woodlawn Circle Marshfield, MA which is listed on the Assessor's Map as parcel J080203 and is in the R2 zone

7:40 p.m. Donna Sladen: Petitioner is seeking a Special Permit in accordance with Section 11.09 of the Marshfield Zoning Bylaws to have an accessory apartment in the dwelling located at 1066 Forest Street Marshfield, MA which is listed on the Assessor's Map as parcel D150304 and is in the R1 zone.

7:50 p.m. Rick Fontana: Petitioner is seeking a Special Permit in accordance with Section 11.09 of the Marshfield Zoning Bylaws to have an Accessory Apartment in the existing dwelling located at 866 Webster Street Marshfield, MA which is listed on the Assessor's Map as parcel H070513 and is in the B1 zone.

8:00 p.m. Mark & Jan Tedeschi: Petitioners are seeking a Special Permit in accordance with Sections 9.02(3) and 10.12 of the Marshfield Zoning Bylaws to construct a second floor with dormers over the existing first floor of the dwelling located at 1 Atlantic Avenue Marshfield, MA which is listed on the Assessor's Map as parcel K121709 and is in the R3 zone.

8:10 p.m. Paul Lucchetti: Petitioner is seeking an Appeal of the Building Inspector's decision that a person under the age of 55 can reside in an agerestricted community for longer than six months in a dwelling located at 70 Samuel Curtis Way Marshfield, MA which is listed on the Assessor's Map as parcel and is located in the R1 zone. G

PLEASE NOTE THAT THE BOARD OR COMMITTEE MAY ACT ON ITEMS IN A DIFFERENT ORDER THAN THEY APPEAR ON THIS AGENDA. ALSO, IF IT SO VOTES, THE BOARD OR COMMITTEE MAY GO INTO EXECUTIVE SESSION DURING THE MEETING.

PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THIS MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITHOUT FURTHER NOTICE.