

ZONING BOARD OF APPEALS MEETING

PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL

JANUARY 27, 2015, 7:30 p.m.

AGENDA



I. CALL TO ORDER

II. ROLL CALL

III. CONTINUED HEARINGS (from 1/13/15):

A. 15-02: Stephen M. and Denise W. Kielcewski, 75 Holyoke Ave., G12-15-09, R-1: Special Permit {10.12} per {9.02.3} to construct an approximately 1,392 SF conforming, single family dwelling, in a conforming location on the lot with egresses on the Dedham Rd. side, & raze the existing structure upon the completion of the new dwelling

B. 15-05: Mary Anne Brogan, 6 Jackson St., K12-12-05, R-3: Special Permit {10.12} to raze the existing structure and rebuild a new 56' x 30', 2.5 story home with a 26' x 36' three car garage with living space above

C. 15-03: Donald and Paula Dickinson, 938 Summer St., E19-03-07, K05-01-40A, R-1: Special Permit {10.10} per {13.01.3a} to construct a structure within the IWD, a Special Permit {10.10} per {13.02.3a} to construct and maintain a 4' x 160' walkway, piles, 4' x 192' pier, 4' x 8' elevated ramps and a 12' x 12' canoe and kayak rack, attached to the pier and float in the North River, Variance {10.11} for relief from the rear setback in {6.10}

IV. NEW HEARINGS:

A. #15-10: Josephine Coyne: Petitioner is seeking a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws to add a dormer, approximately 8' 3" x 10' 8" to an existing, non-conforming structure on the property located at 43 Kearsarge Road, which is identified on the Assessors' Maps as L10-05-15, and is located in an R-3 zoning district.

B. #15-07: Benedict (Tony) and Laura Viola, Viola Family Revoc Trust 2013: Petitioners are seeking a Special Permit in accordance with Section 11.09 of the Marshfield Zoning Bylaws to convert the attached garage to an accessory apartment which will not structurally change the dwelling on the property located at 97 Flames Road, which is identified on the Assessors' maps as parcel D11-02-63 and is located in an R-1 zoning district.

C. #15-08: Hale Brothers Construction for Ron Carstens: Petitioner is seeking a Variance in accordance with Section 10.11 of the Marshfield Zoning Bylaws for relief from the maximum building area of 40% in Section 6.10 to 43%; the new construction, which received approval in August of 2013, does not exceed the setbacks of the original housed, but due to a mathematical error, the coverage was calculated incorrectly, and a Special Permit, in accordance with Section 10.12 and to finish 319 square feet of living space on the existing half story on the property located at 13 Middle Street, which is identified on the Assessors' Maps as Parcels N07-01-41 and is located in an R-3 zoning district.

Please note that the Board may act on agenda items in a different order than they appear on this agenda unless it is a duly noticed and advertised public hearing, which is scheduled for a specific time on the agenda; it shall begin on or after the scheduled time. Interested persons are advised that, in the event any general agenda 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 or to a subsequent meeting without further notice by mail or publication. In the event a public hearing which has started remains unfinished at the close of the meeting, the Board may continue the matter to date and time certain with or without further notice by mail or publication.

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- D. **#15-09: Hale Brothers Construction for Linda and Robert O'Neill:** Petitioner is seeking a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws to construct a two-story addition measuring 4' 3" x 18' and a second story over the existing home measuring 22' 5" x 29' 6" & a porch measuring 5' x 11'8" on the property located 130 Franklin St., which is identified on the Assessors' as Maps parcel M07-11-02 and is located in an R-3 zone.
- E. *** TO BE COMBINED WITH #14-69) *#15-06: Richard Igo:** Petitioner is seeking a Special Permit under Section 10.10, as required by Section 13.02 of the Marshfield Zoning Bylaws to replace an existing Single family home with a new Single family home, of which the rear portion is elevated, but projects approximately 11 feet into the Coastal Wetlands District. The new dwelling will be constructed on driven wood pile with the finished floor elevated 7.3'+/- above the Mean High Water Elevation and the structure will maintain the current rear setback to the property line of the property located at 209 Bay Avenue, which is identified on the Assessors' Maps as parcel M05-10-04 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS (TO DATES CERTAIN):

- A. **(1/27/15 to be combined with other hearing) #14-69 Richard Igo,** 209 Bay Ave., M05-10-04,R-3: Special Permit (10.12) to raze existing 1-1/2 story house, which has a non-conforming front & side yard setbacks and a porch which encroaches onto Bay Ave. and neighboring lot & replace it with a house and porch that will not encroach either
- B. **(2/10/15) Webster Point Village, LLC:** Petitioner is seeking approval for a modification of a Comprehensive Permit dated November 29, 2006 and issued under MGL 40B, §§20-23 and in accordance with 760 CMR 56.05(11) which the Board of Appeals voted on October 21, 2014 were substantial within the meaning of 760 CMR 56.07(5). The project is located off Careswell St., Marshfield, and partially in Duxbury (Duxbury Assessor's Map 170-002-003), is shown on the Town of Marshfield Assessor's Map J2-05-Lot 1A and has a total area of approximately 44.71 acres and the Marshfield portion of the project is located in R-2 zone.
- C. **(2/24/15) #14-35A: Erich Roht, Trustee, Marshfield Realty Trust:** 2205 Main St., E20-01-03, R-1 (B-4) Request subject to change: currently seeking Special Permit (10.12) and findings under M.G.L. c. 40A sec. 6; Site Plan approval (12.01), variance (10.11) for expansion of a pre-existing non-conforming marina use to include 4 lodging units and the service of food and beverages; variance (10.11) from section 8.01 - minimum off-street parking requirements and section 8.06 - location and design of parking spaces and special permit for section 8.08.13 and any other relief the board deems appropriate

V. **APPROVAL OF MINUTES:** Approval of minutes

VI. **ANY OTHER BUSINESS NOT REASONABLY ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE**

VII. **ADJOURNMENT**

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