

**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL OCTOBER 25, 2017 7:30 p.m.**

**MEETING MINUTES**

*Members Present:*

*Mark Ford  
Lynne Fidler  
Francis Hubbard  
Heidi Conway  
Brian Murphy  
Richard Murphy*

*Also Present:*

*Robert Galvin, Town Counsel  
Edward Pesce, Consulting Engineer*

2022 MAY 23 PM 3:40

MARSHFIELD TOWN CLERK  
RECEIVED

Mr. Ford called the meeting to order and advised that the meeting was being recorded by Marshfield Community Television (MCTV) and voices and images were being recorded. After reading each petition, Mr. Ford stated that he would be the Hearing Officer and that other members were signified by their nameplates.

Mr. Ford stated that the purpose of the hearing was to continue to deliberate Marshfield Mews which began at the last meeting. Mr. Ford said that the hearing had been closed and the Board could not take any new input. He said that the hearings began on January 11, 2017 and have been ongoing for more than ten (10) months. He reiterated that the public had a lot of concerns including density, the size of the buildings, that it was out of character for the town, traffic on 139 and unfairly taxing the water resources. Mr. Ford said that they were here to deliberate the latest submissions from September 19, 2017. He said that there had been a reduction in units from 270 to 248 and a break up of Building B. and that the applicant will pay for substantial mitigation of the traffic. He stated that he would poll the Board to see if they were conceptually in favor or opposed and then Mr. Hubbard and Mr. Galvin will go through the Comprehensive Permit application in detail. He asked if there were any comments, views or support.

Mr. R. Murphy said that the applicant was good with listening to the issues and concerns. Mr. Hubbard and Mr. B. Murphy said that they supported this. Ms. Fidler said that she supported it but was concerned without having a Building Commissioner for the past few months. Ms. Conway said that she supported it on the whole but wished that the unit numbers were lower. Mr. Ford said that he is not a fan of the State's affordable housing law but that was not something the Board handled. He said that the applicant and the Board compromised and that he is in favor of the project.

The draft of the decision was displayed and the Board went through and discussed the edits that were needed and the verbiage to be used.

After discussion Mr. Ford made a motion to grant the Comprehensive Permit along with the requested waiver list and the Exhibit A documents. Mr. Galvin asked what the last date was to file the decision which would be forty (40) days from the close of the Public Hearing. Mr. Momnie, attorney for the applicant, said that it was November 9, 2017 and Mr. Galvin said that it would be filed before that. Mr. Hubbard seconded Mr. Ford's motion and Mr. Ford, Ms. Fidler, Mr. Hubbard, Ms. Conway and Mr. B. Murphy all were in favor.

Meeting adjourned at 8:20 P.M.

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Respectfully submitted,

Nanci M. Porreca  
Zoning Administrator

I attest the foregoing minutes were approved by the Zoning Board of Appeals at their

May 29, 2018 meeting by a 5-0 vote.

Signed: \_\_\_\_\_



Date: JUNE 1, 2018