

**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JANUARY 23, 2018 7:30 P.M.  
MEETING MINUTES**

2022 MAY 23 AM 11:51

MARSHFIELD TOWN CLERK  
RECEIVED

*Members Present:*

*Lynne Fidler  
Francis X. Hubbard  
Heidi Conway  
Brian Murphy  
Richard Murphy  
Mark Stiles*

*Also Present:*

Ms. Fidler 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. Ms. Fidler stated that she would be the Hearing Officer and that other members were signified by their nameplates. She advised that there were two (2) new hearings on the Agenda and one that may be continued.

**#18-09: Timothy MacLellan:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 26' x 11' rear dormer on the existing single family dwelling on the property located at **16 Monitor Road Rear**, which is further identified on the Assessors' Map as parcel L11-03-06 and is located in an R-3 zoning district.

Ms. Fidler read petition #18-09 into the record and asked the applicant to explain his project. Mr. MacLellan said that Mr. Rockwood was not feeling well but he had the notes about the project. Mr. MacLellan said that this is an existing nonconforming dwelling that they want to make more functional; the deck is falling apart so they want to replace it. He said that the setback will be 7.5' from the edges and that this is not a substantial improvement. Ms. Fidler asked if they would be using the existing footings for the deck and how much they were expanding. Mr. MacLellan said that they are expanding two (2) feet and they would be using the existing footings. Ms. Fidler asked if it would be no more nonconforming and Mr. MacLellan said that it would not be. Ms. Fidler asked about the deck on the shower side and Mr. MacLellan said that was the existing one that they will be replacing. Ms. Fidler asked if they would step down and Mr. MacLellan said yes, they would step down into the shower. Ms. Fidler said that the deed was in order and asked if there were any questions from the Board or the public; there were none. Ms. Fidler made a motion to close the hearing which was seconded; all were in favor. Ms. Fidler made a motion to grant the Special Permit which was seconded; all were in favor.

**#18-10: Douglas and Shirley Volpe:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single family dwelling and construct a new 24' x 34' single family dwelling on the existing foundation on the property located at **54 Bakers Lane**, which is further identified on the Assessors' Map as parcel G06-01-23 and is located in an R-1 zoning district.

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Ms. Fidler read petition #18-10 into the record and asked the applicant to explain his project. Mr. Volpe said that they wanted to raze the existing dwelling and build a new home. They will use the existing foundation and it will still be a Cape without the bump-out in front. They didn't originally plan to raze it but they found out that it was not up to code. Mr. Volpe said that they will be making it more conforming. Ms. Fidler asked the Board and the public if there were any questions about the plot plan or the architectural renderings; there were none. Ms. Fidler made a motion to close the hearing which was seconded; all were in favor. Ms. Fidler made a motion to grant the Special Permit which was seconded; all were in favor.

Ms. Fidler stated that there was only one outstanding hearing, **#18-08 William Last, Jr./VRT Corporation**. Ms. Fidler read this case into the record at the January 9, 2018 meeting to open the hearing and then continued it to the January 23, 2018 meeting at the Petitioner's request. She made a motion to continue this hearing to the February 13, 2018 meeting which was seconded; all were in favor. Ms. Fidler made a motion to close the meeting which was seconded; all were in favor.

Meeting adjourned at 8:00 P.M.

Respectfully submitted,

Nanci M. Porreca  
Zoning Administrator

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

March 27, 2018 meeting by a 3-0 vote.

Signed:

 Date: 3/27/2018