



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
UPCOMING PUBLIC HEARINGS NOTICE

Public hearings will be held by the MARSHFIELD ZONING BOARD OF APPEALS at Marshfield Town Hall 870 Moraine Street Marshfield, MA, in Hearing Room 2, on **Tuesday, January 10th at 7:30 p.m.** to consider the following:

#16-68: Kirwan Enterprise, LLC: The Petitioner is seeking Site Plan approval under Article XII, Section 12.02 of the Marshfield Zoning Bylaws to construct a 40,000 SF two (2) story addition to the existing Kirwan Surgical facility for the property located at **180 Enterprise Drive**, which is further identified on the Assessors' Maps as D09-01-10B and D09-01-21A and is located in an I-1 zoning district.

#16-69: Marshfield Mews, LLC: The Petitioner is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B for the construction of eleven (11) townhouse buildings, three (3) four-story buildings and one (1) clubhouse building; this development will consist of eighty-four (84) one-bedroom units, one hundred and forty-eight (148) two-bedroom units and thirty-eight (38) three-bedroom units, which will total 270 units in all, sixty-eight (68) of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located on an approximately 22.2 acre site off of **Commerce Way** which is further identified on the Assessors' Maps as 08-01-06, 08-01-07, 08-01-08, 08-01-10A and is located in an I-1 zoning district and within a PMUD – Planned Mixed Use Overlay District.

#16-70: 100 Enterprise Drive LLC, c/o Rick Hollstein: The Petitioner is seeking Site Plan approval under Article XII, Section 12.02 and Article VIII, Section 8.01, 8.06 and 8.07 of the Marshfield Zoning Bylaws for the construction of a new 17,500 SF building for office and warehouse space for the property located at **100 Enterprise Drive** which is currently occupied by RCH Roofing and is further identified on the Assessors' Maps as D-09-01-12 and D09-01-13A and is located in an I-1 zoning district.

#16-71: Jones Brook Development, LLC, William Ferren, Mgr: The Petitioner is requesting a modification to the Site Plan #15-67 which was approved on October 13, 2015 to reconstruct a pre-existing nonconforming multifamily dwelling; the applicant is now seeking to move the approved location forward six (6) feet from the previous location while maintaining the approved nonconforming side setbacks on the property located at 304 Ocean Street, further identified on the Assessors' Maps as parcel M08-51-09 and is located in an R-3 zoning district.

#16-67: Coffee Shack: The Petitioner Coffee Shack is seeking Site Plan Approval under Article XII, Section 12.02 of the Marshfield Zoning Bylaws to construct a lateral addition to the rear of the property located at **259 Dyke Road**, which is listed on the Assessors' Maps as M06-08-01 and is located in a B-4 zoning district.

#16-54: St. Mary & St. George Coptic Church: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to enlarge the existing building of the church with an approximately 34' x 54' addition and modify the façade to make one uniform-looking building with a domed steeple and other adornments in keeping with traditional Coptic churches on the property located at **255 Furnace Street** and **490 Main Street**, which is further identified on the Assessors' Maps as parcel F10-05-04 and F10-05-05 and is located in an R-1 zoning district.

Joseph E. Kelleher

Mark A. Ford

Lynne Fidler

Francis X. Hubbard

Heidi Conway

Brian Murphy

Richard Murphy