



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
JANUARY 10, 2017, 7:30 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. NEW HEARINGS:

- A. #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.
- B. #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.
- C. #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.
- D. #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.

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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IV. ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE

V. CONTINUED HEARINGS:

- A. #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.
- B. #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.
- C. #16-65: Dana Junior:** The Petitioner Dana Junior is seeking an Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's decision to not issue a permit because the conditions set forth in a Variance granted June 7, 2016 have not been met on the property located at **91 Cohasset Ave.** which is listed on the Assessors' Map as parcel I11-21-03 and is in the R-2 zoning district.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

- A. #16-60: Robert and Patricia Parsons:** The Petitioners Robert and Patricia Parsons are seeking an Appeal under Article X, Section 10.09.6 of the Marshfield Zoning Bylaws for the denial of a Residential Building Permit by the Building Commissioner for the repair and or replacement and extension of the front farmer's porch of the house, and the repair and expansion of existing rear deck to include a pergola. Building Department and Zoning Bylaw requirements include a plot plan showing location and setback of new construction. Because of the reported infeasibility of producing a plot plan at reasonable cost, and that the repair/replacement work described in the building permit request does not purportedly increase the existing nonconformity, this request is for the requirement for a plot plan be waived and the building permit process resumed without benefit of a plot plan for property located at **72 Dedham Rd.** which is listed on the Assessors' Map as parcel G12-14-01 and is located in an R-1 zoning district.

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VII. CONTINUED HEARINGS TO DATE CERTAIN (JANUARY 31, 2017):

A. #16-50: Peter Armstrong, Matlin, LLC: Peer Review/ Comments from Town

Departments: The Petitioner is seeking a Comprehensive Permit, in accordance with M.G.L. Chapter 40B, for the construction of nineteen (19) duplex buildings, two (2) single family homes and one commercial/office building; this development will consist of twenty-eight (28) one-bedroom units, eight (8) two-bedroom units, and four (4) three-bedroom units, which will total 40 units in all, 10 of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located Ferry Street Rear, which is identified on the Assessors' Maps as G12-29-02 and is located in an R-1 zoning district and the Water Resource Protection District. A copy of the application and the plans may be viewed at the Board of Appeals office in Town Hall.

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT: The Board's next regularly scheduled meeting is January 24, 2017.

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