



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

A public hearing 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, March 21st at 7:30 p.m.** to consider the following:

#17-04: 875 Ocean Street, LLC: The Petitioner is seeking a re-grant of a Variance in accordance with Article X, Section 10.11 of the Marshfield Zoning Bylaws to change the nonconforming use of the property from apartments to condominiums and to approve changes to a previous Site Plan Approval pursuant to Article XII, Section 12.02 of the Bylaws on the property located at **875 Ocean Street**, which is further identified on the Assessors Maps as parcel L10-08-13 and is located in a B-3 zoning district.

#16-65: Dana Junior: The Petitioner has agreed to re-open case #16-65 in order to seek resolution to the issue of vital access and to Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's decision not to 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 Avenue** which is listed on the Assessors' Map as parcel I11-21-03 and is located in an R-2 zoning district.

#17-07: Dana Junior: The Petitioner seeking an Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's order in a letter dated December 28, 2016 to cease and desist filling in the property and road layout located on **Hingham Avenue** which is listed on the Assessors' Map as parcel I11-03-06 until Site Plan approval and a Special Permit are received from the Marshfield Zoning Board of Appeals; the property is located in an R-2 zoning district.

#17-10: Ben Crisafulli: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to build an 8'x8' addition to the existing single family dwelling that will be built over a pre-existing deck on the property located at **46 Bryant Street** which is further identified on the Assessors' Maps as parcel M08-39-01 and is located in an R-3 zoning district.

#17-05: Cellco Partnership d/b/a Verizon Wireless: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.10 of the Marshfield Zoning Bylaws, a Variance in accordance with Article X, Section 10.11 and Site Plan approval in accordance with Article XII, Section 12.02 for the installation of a 150 foot multi-user telecommunications tower; the installation will include installing twelve (12) antennas with remote radio heads at a centerline height of 147 feet, equipment cabinets, generator, transformer, Mesa cabinet on a 16'x20' elevated platform, flood proof propane tank on a concrete pad all enclosed in a fenced

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area with above ground utility service and access driveway extension on the property located at **114 Eustis Street**, which is further identified on the Assessors' Maps as parcel L06-02-01 and is located in an R-3 zoning district.

#17-06: Marshfield High School Boys Lacrosse Boosters: The Petitioners are seeking Site Plan approval in accordance with Article XII, Section 12.02 to construct a 16'x40' concrete lacrosse rebound wall on the southwest corner of the property located at **167 Forest Street**, which is further identified on the Assessors' Maps as parcel E10-02-09 and is located in a B-2 zoning district.

#17-12: Jeffrey and Kathleen Quinlan: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to tear down the existing three bedroom dwelling and construct a new 28'x42' two-story dwelling, an attached 28'x24' two car garage with bonus room above, a 28'x12' front covered porch with roof deck and a 3'x7' covered porch entrance on the north side of the dwelling on the property located at 79 Ashburton Avenue, which is further identified on the Assessors' Maps as parcel M08-29-02 and is located in an R-3 zoning district.

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