



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**DECEMBER 6, 2016, 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. #16-59: ST. LEONARD HUNT:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a covered porch on the front of an existing non-conforming dwelling, which will not encroach into the required front setback and maintain the non-conforming side setback on the westerly side of the property located at **6 Breakwater Court**, which is further identified on the Assessors' Maps as parcel K10-16-27 and is located in an R-3 zoning district.

**IV. CONTINUED HEARINGS:**

**A. #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.

**B. #16-56: SAJJAN ENTERPRISES, LLC:** The Petitioner is seeking a Special Permit, in accordance with Article X, Section 10.10, as required by Section 5.04 of the Marshfield Zoning Bylaws, to operate a retail convenience store having less than 8,000 s.f. of retail floor area and a Site Plan modification per Article XII, Section 12.02 and 12.08 due to the change of use on the property located at **915 Ocean Street**, which is further described on the Assessors' Maps as parcel L10-08-10 and is in a B-3 zoning district.

**C. #16-52: TERRY DELUCA:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a 650 square-foot, approximately 28' x 20' second story with an extended roof covering the new stairwell on the street side, as well as adding an 8' x 10' and an 8' x 12' decks over the existing structure on the property located at **86 Macomers Ridge**, which is identified on the Assessors' Maps as parcel F18-03-01 and is located in an R-1 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.*



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**DECEMBER 6, 2016, 7:30 p.m. - AGENDA**

**V. REQUEST FOR CLARIFICATION:**

- A. #16-53: STEPHEN J. LENTINE, TRUSTEE, 44 MONITOR ROAD REALTY TRUST:** The Petitioner is seeking Special Permits in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws, as required by Article XIII and 13.01.3(a), to raze the existing single family dwelling and reconstruct a single family dwelling above the base flood elevation within an Inland Wetlands District, and identified in Article IX, Section 9.02(3) using the pre-existing, non-conforming front and right side property line setbacks as identified in Section 6.10; the petitioner is also seeking a Variance in accordance with Article X, Section 10.11 of the Marshfield Zoning Bylaws, for a reduction in the required setbacks, as identified in Article VI, Sections 6.08.5(c) and 6.10, 30' setback to 28', and a reduction in the side setback 13 feet for open decks over four (4) feet in height, proposed 12.3 feet, on the property located at **44 Monitor Road**, which is identified on the Assessors' Maps as parcel K11-21-02 and is located in an R-3 zoning district.

**VI. CONTINUED HEARINGS TO DATE CERTAIN (DECEMBER 13):**

- 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.

**VII. ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE:**

**DAN and COURTNEY NEWCOMB, 125 Standish Street:** The Petitioners are seeking the Board's opinion as to whether the design change to the pitch of the roof would be considered a minor modification not requiring site plan approval.

**VIII. APPROVAL OF ANY MINUTES**

- IX. ADJOURNMENT:** The Board's next regularly scheduled meeting is December 20, 2016.

*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.*