

**Marshfield Zoning Board of Appeals
Marshfield Town Hall
870 Moraine Street Marshfield, MA 02050
March 8th, 2022 6:30 P.M.**

Notice of Public Hearing

Pursuant to Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain COVID 19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G. L. c. 30A §18, the Town of Marshfield's Zoning Board of Appeals Meeting will be conducted both in-person and via remote participation. For this meeting, members of the public may attend in-person or may participate remotely, a hybrid form of meeting, also utilizing the ZOOM Meeting Instructions (video and phone in instructions) listed below. Every effort will be made to ensure that members and the public can adequately access the proceedings to the best of our technical abilities; and, despite our best efforts, this meeting may be viewed as a video recording on Marshfield Community Television website (marshfieldtv.org) and a transcript or other comprehensive record of the meeting will be available as soon as possible after the meeting.

Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

A Public Hearing will be held by the MARSHFIELD ZONING BOARD OF APPEALS on **Tuesday, March 8th, 2022 at 6:30 P.M.** to consider the following:

#22-23: Elizabeth and John Lake: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing 10.3' x 7.5' shed with a 12' x 16' shed which will improve the northerly setback and maintain the read setback on the property located at **69 Standish Street** which is further identified on the Assessors' Maps as being on parcel K11-09-15 and is located in an R-3 zoning district.

#22-08A: Maureen C.G. Cook: The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-9.02.B, §305-9.02.C and §305-13.01.C.1 of the Marshfield Municipal Code to construct an 8' x 45' and 8' x 32.1' L-shaped deck attached to the elevated single family dwelling on the property located at **125 Surf Avenue** which is further identified on the Assessors' Maps as being on parcel K11-24-07 and is located in an R-3 zoning district.

#22-24: Marshfield Commerce Way, L.L.C.: The Petitioner is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B for the construction of seven (7) three-story buildings, seven (7) townhome buildings, and one (1) clubhouse building. This development will consist of one hundred and seventeen (117) one-bedroom units, one hundred and sixteen (116) two-bedroom units and sixty-seven (67) three-bedroom units, which will total 300 units in all, seventy-five (75) 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 12.68 acre site off of **Commerce Way** which is further identified on the Assessors' Maps as D08-01-11A and is located in I-1 and R-1 zoning districts and within a PMUD – Planned Mixed Use Overlay District.

The Petitioners and all interested parties are advised to check the Town website and/or Zoning Board of Appeals homepage for additional information and details.

Lynne Fidler, Chair Brian Murphy, Vice Chair Heidi Conway
Mark Stiles Stephen Feeney Larry Keane Christopher Belezos