



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MAY 23, 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. #17-30: Nicholas Garafalo:** The Petitioner is seeking a Special Permit in accordance with Article XIII, Section 13.01.3.a to raze the existing single family dwelling and construct a new single family dwelling above the base flood elevation within an Inland Wetlands District and a Special Permit in accordance with Article IX, Section 9.02.3 to reconstruct a single family dwelling within the nonconforming front and right side property line setbacks and not to exceed setbacks of the existing structure on the property located at **65 Monitor Road**, which is further identified on the Assessors' Map as parcel K10-14-17 and is located in an R-3 zoning district.
- B. #17-31: Scott Burnham:** The Petitioner is seeking an Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's order dated April 12, 2017 to cease and desist the selling of used tractors and lawn equipment on the property located at **88 Forest Street** which is listed on the Assessors' Map as parcel E10-05-02 and is located in an R-1 zoning district.
- C. #17-32: Municipal-Bay Holdings/T-Mobile Northeast:** The Petitioner is seeking a Variance from the terms of Article II, Definitions, Use, Principal, restricting principal uses to one upon a lot outside a Mixed-Use zoning district pursuant to Article X, Section 10.11; Site Plan Review pursuant to Article XI, Section 11.12.3 and Article XII, Section 12.02 and variances from the terms of Article XI, Sections 11.12(2)(a) and (c) pursuant to Article X, Section 10.11 and any and all necessary relief, to the extent required, pursuant to Massachusetts General Laws Ch. 40A as well as the Federal Telecommunications Act of 1996 to construct a 125' monopole-style tower, install twelve (12) panel antennas at the 121' antenna centerline mark above ground level (AGL) extending to 125' AGL, together with related amplifiers, cables, fiber and other associated antenna equipment including remote radio heads and surge arrestors, with associated electronic equipment on a proposed equipment pad, with GPS antenna and an emergency backup power generator located within a compound enclosed by a chain link fence and an access driveway, and on the property located at **1204 Union Street**, which is further identified on the Assessors' Map as parcel B18-03-10 and is located in an R-1 zoning district.
- D. #17-33: Stephen and Elizabeth Howley:** The Petitioners are seeking a Special Permit in accordance with Article XIII, Section 13.02.3.a to raze the existing single family dwelling and construct a new single family dwelling above the base flood elevation within a Coastal Wetlands District, a Special Permit in accordance with Article IX, Section 9.02.3 to

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reconstruct a single family dwelling within the nonconforming side and rear property line setbacks and not to exceed setbacks of the existing structure and a Variance in accordance with Article X, Section 10.11 to extend the deadline recently granted for restoration of the property located at **225 Bay Avenue**, which is further identified on the Assessors' Map as parcel M05-10-37 and is located in an R-3 zoning district.

- E. #17-34: Six Circles, LLC/Champion Builders:** The Petitioners are seeking a Special Permit in accordance with Article IX, Section 9.02.3 to raze the existing single family dwelling down to the foundation and construct a new single family dwelling above the base flood elevation within the nonconforming front, left and right side setbacks and not to exceed setbacks of the existing structure on the property located at **62 Marginal Street**, which is further identified on the Assessors' Map as parcel M06-04-07 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS:

- A. #17-28: Erin Dipietro:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a wraparound screen porch addition over the existing deck and covered porch which will be 12' on the North side, 26' on the East side and 22' on the South side on the property located at **142 Revere Street**, which is further identified on the Assessors' Map as parcel J10-07-14A and is located in an R-2 zoning district.
- B. #17-27: Timothy and Tanya Cohoon:** The Petitioners are seeking a Variance in accordance with Article X, Section 10.11 and Article VI, Section 6.07 of the Marshfield Zoning Bylaws to maintain an existing shed that is now located less than ten feet (10') from a lot line on the property located at **795 Ferry Street**, which is further identified on the Assessors' Map as parcel H13-02-29 and is located in an R-1 zoning district.

V. CONTINUED HEARINGS TO DATE CERTAIN (05-30-17):

- A. #16-50: Peter Armstrong, Matlin, LLC:** 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 (1) 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.

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VI. CONTINUED HEARINGS TO DATE CERTAIN (06-06-17):

- A. #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.

VII. CONTINUED HEARINGS TO DATE CERTAIN (06-13-17):

- A. #17-26: Daniel J. Quirk, Manager/James Francis, L.L.C:** The Petitioners are seeking a Variance in accordance with Article VI, Section 6.05 to extend the existing vehicle storage area to the rear of the property across the zoning district line separating the B-2 district from the R-1 district and proposes to carry the required 35 foot screening buffer to the rear of the proposed parking area rather than at the zoning district division line as required; the Petitioners are seeking a Variance in accordance with Article V, Section 5.04 to use that portion of the lot located within the R-1 zoning district as outside vehicle storage accessory to the dealership; the Petitioners are seeking Site Plan Approval pursuant to Article XII, Section 5.2 to add an additional 123 vehicle storage spaces; the Petitioners are seeking further relief from Article XIII, Section 5.2.i and requests a finding that or Variance from Article XIII, Section 5.02.i as it applies to a site/lot entirely within the WRPD, sections of which are located within the B-2 and R-1 zoning districts, that consideration of the site/lot in the aggregate for the purpose of impervious coverage and open space determination within the overlay district may be allowed on the property located at **830 Plain Street**, which is further identified on the Assessors' Map as parcel D10-01-07 and is located in a B-2 and R-1 zoning districts.

VIII. CLOSED HEARINGS/UNDER ADVISEMENT:

- A. #17-15: St. Mary & St. George Coptic Church:** The Petitioners are seeking Site Plan approval under Article XII, Section 12.02 and 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 79' x 98' addition and modify the façade to make one uniform-looking building with a domed steeple and other adornments in keeping with traditional Coptic churches; Petitioner is also seeking a Variance from Article XIII, Section 13.03 of the Marshfield Zoning Bylaws from Water Resource Protection District (WRPD) impervious lot coverage 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.

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B. #17-22: Cris Phelps: The Petitioner is seeking a Special Permit in accordance with Article IX, Section 9.02 of the Marshfield Zoning Bylaws to raze the existing single family dwelling that extends beyond the property line and rebuild with a 26' x 30' single family dwelling that will be no more nonconforming than the pre-existing setbacks and will be no closer than three feet (3') from any property line on the property located at **71 Central Street**, which is further identified on the Assessors' Map as parcel N06-05-09A and is located in an R-3 zoning district.

- IX. ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE:**
- X. APPROVAL OF ANY MINUTES**
- XI. ADJOURNMENT**

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