



ZONING BOARD OF APPEALS MEETING
PLACE: SELECTMEN'S HEARING ROOM, MARSHFIELD TOWN HALL
JANUARY 14, 2020 7:00 P.M. - AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #20-01: Preston Terrace Realty Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and detached garage and construct a new 34' x 62' single family dwelling and a 19' x 34' deck that will be no more nonconforming on the property located at **22 Preston Terrace** which is further identified on the Assessors' Maps as being on parcel I16-13-10 and is located in an R-3 zoning district.

B. #20-02: Marie T. Russell: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 16' x 28' single story addition and an 8' x 12' 28' dormer on the property located at **24 Porter Street** which is further identified on the Assessors' Maps as being on parcel K12-18-05 and is located in an R-3 zoning district.

C. #20-03: Mark and Meg Anderson: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a second floor 11' gable dormer with connecting 7'8" shed dormer on the Marginal Street side, a new 19'8" shed dormer on the rear, a 20'4" shed dormer on the Landing Street side, a 2' x 10' balcony and to raze the existing garage and construct a new 16' x 34' one car garage on the property located at **79 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-03-09 and is located in an R-3 zoning district.

D. #20-04: Christine Keville: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing garage and construct a new 24' x 26' detached garage on the property located at **46 Webster Avenue** which will maintain the current setback and which is further identified on the Assessors' Maps as being on parcel K12-18-05 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (01-14-2020):

A. #19-55: Health Circle, Inc.: The Petitioner is seeking Site Plan approval under §305-12.02 and a Special Permit under §305-10.10 of the Marshfield Municipal Code to locate a co-located retail medical marijuana facility and recreational marijuana retailer at the existing vacant 14,400 square foot industrial building on the property located at **120 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcels D09-01-13B and is located in an I-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.



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B. #19-79: James Crowley: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 16' x 18' addition on the rear left side of the dwelling on the property located at **12 Sheridan Drive** which is further identified on the Assessors' Maps as being on parcel K11-05-06 and is located in an R-3 zoning district.

C. #19-81: D.J. Sullivan Collision Center, Inc.: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the failure of the Building Commissioner to issue a decision confirming that multiple principal uses are allowed on the property located at **612 Plain Street** which is listed on the Assessors' Maps as being on parcel E10-02-10 and is located in a B-2 zoning district with a Water Resource Protection District overlay.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

A. #17-14: Frank and Celeste Maglio: Request for Extension of Time for 52 Preston Terrace. The Petitioners were granted a Special Permit at the March 28, 2017 meeting to raze and rebuild an existing detached garage and were granted a six (6) month extension at the May 28, 2019 hearing. This extension expires February 1, 2020.

VII. APPROVAL OF ANY MINUTES

September 10, 2019 September 24, 2019 October 8, 2019 October 22, 2019
November 12, 2019 November 26, 2019

VIII. ADJOURNMENT

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