



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**UPCOMING HEARINGSNOTICE**

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, September 12, 2017 at 7:30 P.M.** to consider the following:

**#17-33 and #17-43 and #17-51: Stephen and Elizabeth Howley:** The Petitioners are seeking (i) a G.L. Ch. 40A, Section 6 finding, and a Special Permit in accordance with Marshfield Zoning Bylaw Article X, Sections 10.12 and 10.10, Article IX, Section 9.02, and Article XIII, Section 13.02.3a, to raze the pre-existing, nonconforming dwelling at **225 Bay Avenue** (identified on the Assessors' Map as parcel M05-10-37) located in the Residential R-3 and Coastal Wetlands Districts, and to alter and reconstruct a new 2.5 story dwelling which will not be any closer to the side and rear yard property lines than which currently exists, (ii) a special permit under Marshfield Zoning Bylaw Article XIII, Section 13.02.3a and/or, if necessary, a variance pursuant to Marshfield Zoning Bylaw Article X, Section 10.11 from the setback requirements of Marshfield Zoning Bylaw Article XI, Section 6.10, to construct two one-foot in diameter piers or pilings at the said property within the rear yard setback as support for a temporary and removable ramp/gangway and float, (iii) a variance, if necessary, to extend the timeframe set forth in Article IX, Section 9.06 within which to complete construction of a "restored" structure at the said property, and (iv) such other further relief pursuant to the Marshfield Zoning Bylaw as necessary.

**#17-52: Michael Biviano:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 and Article IX, Section 9.02.3 to raze one (1) of the two (2) existing single family dwellings located on the property and construct a new 20'6" x 36' house on a new location on the property which will be less non-conforming than the existing house on the property located at **19 Reed Street**, which is further identified on the Assessors' Maps as being on parcel N07-07-07 and is located in an R-3 zoning district.

**#17-53: John K. O'Donnell/Peregrine Woods Condominium Association:** The Petitioners are seeking an Appeal under Article X, Section 10.09.6 of the Marshfield Zoning Bylaws of the Building Commissioner's decision on July 26, 2017 regarding the size of the replacement sign which is 12.14 square feet on the property located at **7 Autumn Lane**, which is further identified on the Assessors' Maps as being on parcel N07-07-07 and is located in an R-3 zoning district.

**#17-54 and #17-55: John and Linda Gomez:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 16' x 30' two (2) story addition to the existing dwelling and a Variance in accordance with Article X, Section 10.11 for relief from Article XI, Section 11.09.3.f on the property located at **23 Sherrill Road**, which is further identified on the Assessors' Map as parcel K10-01-32 and is located in an R-3 zoning district.

Mark A. Ford

Lynne Fidler

Francis X. Hubbard

Heidi Conway

Brian Murphy

Richard Murphy

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**#17-56: 1289 Ocean Street L.L.C.:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to change one of the uses in a building with mixed uses and Site Plan approval under Article XII, Section 12.02 of the Marshfield Zoning Bylaws to establish an eating and drinking establishment on the property located at **1289 Ocean Street**, which is further identified on the Assessors' Map as parcel J09-04-07 and is located in an B-2.

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