



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**JANUARY 8, 2019 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. #18-88: Hale Brothers Construction, Inc.:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single family dwelling and construct a new 40' x 28' two and a half (2½) story single family dwelling, a 15' x 28' first floor deck with a 4' x 15' stairway, a 4' x 40' handicap ramp and a 5' x 28' second story deck on the property located at **176 Bay Avenue** which is further identified on the Assessors' Maps as being on parcel M05-07-08 and is located in an R-3 zoning district. (02/07)

**B. #18-89: Marshfield Elks:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 20' x 13' deck on the back roof on the property located at **1321 Ocean Street** which is further identified on the Assessors' Maps as being on parcel J09-03-05 and is located in a B-2 zoning district. (02/08)

**C. #18-90: Gerard E. Smith, Jr.:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a Residential Accessory Apartment within the existing structure on the property located at **34 Andrews Avenue** which is further identified on the Assessors' Maps as being on parcel D16-02-54 and is located in an R-1 zoning district. (02/11)

**D. #18-91: Dana Junior:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's decision to not issue a building permit because the requirements of the Storm Water Management Overlay District have not been met, additional approvals have not been received from the Board of Health, Conservation Commission, Planning Board and the Department of Public Works and a statement from a Professional Engineer stating that post-development runoff will not exceed pre-development runoff has not been received on the property located at **49 Hingham Avenue** which is listed on the Assessors' Map as parcel I11-03-06 and is located in an R-2 zoning district. (02/17) – **Petitioner has requested to continue this hearing until 01/22/2019.**

**E. #18-92: James Covello:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 13' x 31' dormer on the right side of the dwelling and extend the existing dormer on the left side by an additional 6' x 13' so that both dormers will be the same length as the existing dwelling on the property located at **34**

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**Park Street** which is further identified on the Assessors' Maps as being on parcel M05-12-10 and is located in an R-3 zoning district. (02/12)

**F. #18-93: Brixmor Webster Square, L.L.C.:** The Petitioners are seeking a Special Permit in accordance with §305-8.08.O of the Marshfield Municipal Code for the reduction in the required parking space size to 9' x 18' as shown on the Site Plan and a Variance from §305-7.04.C to substitute the allowed pole sign for two (2) wall signs not to exceed 40 square feet each to be affixed to the rear façade of the building facing the shopping center on the property located at **57 Snow Road** which is further identified on the Assessors' Maps as being on parcel H07-04-27 and is located in a B-1 zoning district. (02/12)

**G. #19-01: Francis and Jeanne Wilkins:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to add 3' to the front of the existing deck to create a covered porch measuring 9' x 18'6" on the property located at **7 Tecumseh Avenue** which is further identified on the Assessors' Maps as being on parcel M08-13-03 and is located in an R-3 zoning district. (02/26)

**I. #19-03: Georgette Coen:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 25'3" x 32'9" second story addition on the property located at **45 Concord Street** which is further identified on the Assessors' Maps as being on parcel K12-05-29 and is located in an R-3 zoning district. (03/13)

**J. #19-04: Craig Ricciarelli:** The Petitioner is seeking a Special Permit in accordance with §305-9.02.C of the Marshfield Municipal Code to raze the existing dwelling and construct a new 60' x 42' two (2) story dwelling that will be less nonconforming and above the Base Flood Elevation, a two (2) car garage and replacement sewerage system on the property located at **1203 Ferry Street** which is further identified on the Assessors Maps as being on parcel I15-11-16 and is located in a B-4 zoning district. (03/12)

**K. #19-05: Kevin McDonough/True North Development and Construction Corporation:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's decision to decline to issue a building permit because the requirements of the Storm Water Management Overlay District have not been met and additional approvals have not been received from the Board of Health, Conservation Commission, Planning Board and the Department of Public Works on the property located at **Lot 8 Norwell Road** which is listed on the Assessors' Map as parcel I11-14-11 and is located in an R-2 zoning district. (03/12)

**L. #19-06: Trustees of the Tedeschi Family Revocable Trust:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioners are seeking an Appeal of the Building

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Commissioner's decision to decline to issue a building permit because the requirements of the Storm Water Management Overlay District have not been met and additional approvals have not been received from the Board of Health, Conservation Commission, Planning Board and the Department of Public Works on the property located at **123 Norwell Road** which is listed on the Assessors' Map as parcel I11-13-15 and is located in an R-2 zoning district. (03/12)

**IV. CONTINUED HEARINGS:**

**V. CONTINUED HEARINGS TO DATE CERTAIN (01-08-2019):**

**VI. A. #18-86: Daniel Quirk, Manager/James Francis L.L.C.:** The Petitioner is seeking a modification of an existing Variance and/or a Variance under §305-10.11 of the Marshfield Municipal Code for relief from §305-13.03.E.2(i) to extend the existing vehicle storage toward the westerly property line entirely within the B-2 zoning district by adding 127 additional vehicle storage spaces; a Special Permit under §305-10.12 to substitute a solid fence complemented by suitable plantings in lieu of the 35 foot buffer as defined in Code §305-6.05A and authorized by Special Permit under Subsection B; and Site Plan approval under §305-12.02 of the Code for the proposed vehicle storage expansion on the property located at **830 Plain Street** which is further identified on the Assessors' Maps as being on parcel D10-01-07A and is located in B-2 and R-1 zoning districts. (01/30)

**VII. CLOSED HEARINGS/UNDER ADVISEMENT:**

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

**IX. APPROVAL OF ANY MINUTES**

**X. ADJOURNMENT**

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