



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**JANUARY 22, 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. #19-02: Jan Tedeschi:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a new two and one half (2½) story dwelling measuring 22' x 60' with a 15' x 20' first floor deck on the property located at **100 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-05-04 and is located in an R-3 zoning district. (03/10)

**B. #19-07: Lee Generous:** 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 **103 Cohasset Avenue** which is further identified on the Assessors' Maps as being on parcel I11-21-12 and is located in an R-2 zoning district. (03/20)

**C. #19-08: James and Gloria Ferrulle:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 28'6" x 26' one story addition with a garage underneath on the property located at **86 Meadowview Street** which is further identified on the Assessors' Maps as being on parcel K11-08-22A and is located in an R-3 zoning district. (03/20)

**#19-09: William and Johanne Hocking:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 25'6" x 12'6" shed dormer on the second floor, a 16' x 28'6" first floor deck and a 10' x 4' second floor deck/balcony at the rear of the existing dwelling on the property located at **29 Marion Street** which is further identified on the Assessors' Maps as being on parcel M05-05-67 and is located in an R-3 zoning district. (03/21)

**IV. CONTINUED HEARINGS:**

**V. CONTINUED HEARINGS TO DATE CERTAIN (01-22-2019):**

**A. #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)

**B. #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)



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**C. #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)

**D. #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 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)

**E. #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)

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

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

**Discussion:** Dan Smith/D.H. Smith and Sons 795 and 887 Plain Street

**Board Discussion:** Potential changes to the Zoning Bylaws under §305 of the Marshfield Municipal Code.

**VIII. APPROVAL OF ANY MINUTES**

**IX. ADJOURNMENT**

*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.*