



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
FEBRUARY 12, 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. #19-10: David Welch: 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 **134 Gotham Hill Drive** and is further identified on the Assessors' Maps as being on parcel K04-03-05 and is located in an R-2 zoning district.

B. #19-11: Janice and Dennis Walker: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 15' two (2) story addition at the rear of the dwelling on the property located at **24 Marion Street** which is further identified on the Assessors' Maps as being on parcel M05-05-71 and is located in an R-3 zoning district.

C. #19-12: Kerry Wright: The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to construct a 16' x 30' two (2) story addition on the property located at **18 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-06-09 and is located in an R-3 zoning district.

D. #19-13: SQ Realty Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8'2" x 13'2" two (2) story addition on the property located at **24 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-06-07 and is located in an R-3 zoning district.

E. #19-14: 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 approval from the Planning Board has not been received on the property located at **108 California Street** which is listed on the Assessors' Map as parcel G12-18-05 and is located in an R-1 zoning district.

F. #19-15: Janet Kalandranis: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing attached garage and construct a new 30' x 24' two (2) story attached garage addition that will include a master bedroom above the garage space and to extend the mudroom to align with the rest of the

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dwelling on the property located at **482 Ocean Street** which is further identified on the Assessors' Maps as being on parcel M08-17-05 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS:

V. CONTINUED HEARINGS TO DATE CERTAIN (02-12-2019):

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. #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 and is located in an R-2 zoning district. (02/17)

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)

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

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

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

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT

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