



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 3, MARSHFIELD TOWN HALL
FEBRUARY 26, 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. #19-16: Keith Rice: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 14' x 20' addition on the property located at **85 Seaview Avenue** which is further identified on the Assessors' Maps as being on parcel G16-07-08 and is located in an R-1 zoning district.

B. #19-17: Bradley and Shirley Fortier: The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to construct a 10' x 23.5' screened porch on the property located at **1001 Ocean Street** which is further identified on the Assessors' Maps as being on parcel K10-19-06 and is located in an R-3 zoning district.

C. #19-18: D.H. Smith and Sons, L.L.C.: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from the terms of §305-2.01 Definitions, Use, Principal which restricts principal uses to one (1) upon a lot outside a Mixed-Use zoning district; and Site Plan modification in accordance with §305-12.02 to include a fueling station and a 40' x 100' hoop house for the storage of biomass heating material (wood chips) on the property located at **887 Plain Street** which is further identified on the Assessors' Maps as being on parcel D10-02-03 and is located in an I-1 zoning district.

D. #19-19: Bryant Smith: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 20' x 15' addition and an 8' x 8' deck on the property located at **74 Arleita Street** which is further identified on the Assessors' Maps as being on parcel M07-17-05 and is located in an R-3 zoning district.

E. #19-20: Frozen 4, L.L.C.: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-12.05(C)(3) to decrease the distance requirements for a recreational cannabis dispensary from a licensed day care facility on the property located at **10 Lone Street** which is further identified on the Assessors' Maps as being on parcel C10-01-06 and is located in an I-1 zoning district.

F. #19-21: Daniel and Jessica Hassett: The Petitioners are seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to change the use of one (1) of the units from pet groomer to restaurant which is an allowed use on the property located at

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.



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 3, MARSHFIELD TOWN HALL
FEBRUARY 26, 2019 7:00 P.M. - AGENDA

1871 Ocean Street, which is further identified on the Assessors' Maps as being on parcel H07-05-06 and is located in a B-1 zoning district.

G. #19-22: 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 Building Commissioner's opinion that auto body is a type of automotive repair and is not a permitted use of the property by right or special permit; and a Variance in accordance with §305-10.11 for relief from §305-5.04, Table of Use Regulations, Retail and Service #16, to locate an automotive body repair shop in the Water Resource Protection District on the property located at **612 Plain Street** which is listed on the Assessors' Map as parcel E10-02-10 and is located in a B-2 zoning district with a WRPD overlay.

IV. CONTINUED HEARINGS:

V. CONTINUED HEARINGS TO DATE CERTAIN (03-12-2019):

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 and is located in an R-2 zoning district. (03/31)

B. #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)

C. #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

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.



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 3, MARSHFIELD TOWN HALL
FEBRUARY 26, 2019 7:00 P.M. - AGENDA

on the Assessors' Map as parcel I11-13-15 and is located in an R-2 zoning district. (03/12)

D. #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. (04/26)

- VI. **CLOSED HEARINGS/UNDER ADVISEMENT:**
- VII. **ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE:**
- 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.