



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
FEBRUARY 27, 2018 7:30 P.M. - AGENDA

I. CALL TO ORDER / ROLL CALL

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. NEW HEARINGS:

A. #18-16: Patrick and Stephanie Carberry: The Petitioners are seeking a Special Permit in accordance with §305-13.02.C.1 of the Marshfield Municipal Code to construct and maintain a 4' x 36' pile supported pier with an attached 3' x 35' ramp to a pile held 12' x 22' float in the South River and a Variance, if necessary, under §305-10.11 for relief from §305-6.07 which requires a 10' setback from a rear property line for an accessory structure to construct a 3' x 10' ramp to provide access to the pier from the uplands on the property located at **1190 Ferry Street**, which is further identified on the Assessors' Maps as being on parcel I15-24-19 and is located in an R-3 zoning district.

B. #18-17: Francis and Rachel Sturgis: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 12' addition to the front of the existing single family dwelling on the property located at **246 Canal Street**, which is further identified on the Assessors' Maps as being on parcel M04-03-12 and is located in an R-3 zoning district.

C. #18-18: Timothy and Penelope Boyd: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 22' x 24' garage under the raised structure to allow for parking, add a 15' x 17' deck with stairs to grade and a 17' x 7' second floor balcony at the rear of the dwelling, and a 6' x 6' landing with stairs to grade to the right side entrance, and a Variance in accordance with §305-10.11 for relief from §305-6.01 Applicability of Dimensional and Density Regulations, §305-6.02 and §305-Attachment 2 Table of Dimensional and Density Regulations to reposition the house to be 5.10' back from the front setback and 5.10' from the left setback to comply with fire code standards on the existing single family dwelling on the property located at **31 Island Street**, which is further identified on the Assessors' Maps as being on parcel N06-03-11 and is located in an R-3 zoning district.

D. #18-19: Suzy Abbott and Ann Phillips: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing barn, remove the two (2) existing shed rows and construct a 73' x 67' cats-only boarding facility using the existing barn footprint on the property located at **43 Union Street**, which is further identified on the Assessors' Maps as being on parcel C11-01-03 and is located in an R-1 zoning district.

D. #18-20: Direct Granite Realty Trust: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for a 43' x 120' 5,160 square

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.



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foot addition with a loading dock and a Special Permit in accordance with §305-10.12 to construct the addition and loading dock on the rear of the existing structure on the property located at **600 Plain Street**, which is further identified on the Assessors' Map as parcel E10-02-08 and is located in a B-2 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (02/27/2018):

A. #18-08: William Last, Jr./VRT Corporation: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 75' x 50' office building on the property located at **Enterprise Drive**, which is further identified on the Assessors' Maps as being on parcel D09-01-21 and is located in an I-1 zoning district. (03/19)

B. #18-13: Gregory and Shawna Hoole: The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code to request relief from the "Table of Use Regulations, Community Facilities (5)" to allow the operation of a kennel, which is not currently an allowed use in an R-2 zoning district, on the property located at **212 Main Street**, which is further identified on the Assessors' Maps as being on parcel G09-04-04A and is located in an R-2 zoning district. (05/02)

C. #18-14: Theodore P.S. LeClair: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.01 of the Marshfield Municipal Code, specifically minimum frontage requirements, and such other further relief pursuant to the Marshfield Municipal Code as necessary, to construct a single family dwelling on the vacant lot on the property located on **Holly Road**, which is further identified on the Assessors' Maps as being on parcel H16-04-11 and is located in an R-3 zoning district. (04/27)

D. #18-15: Theodore P.S. LeClair: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.01 of the Marshfield Municipal Code, specifically minimum frontage requirements, and such other further relief pursuant to the Marshfield Municipal Code as necessary, for access from the lot on Holly Road (Parcel ID H16-04-11) to the single family dwelling on the property located at **165 Elm Street**, which is further identified on the Assessors' Maps as being on parcel H16-04-01A and is located in an R-3 zoning district. (04/27)

V. CLOSED HEARINGS/UNDER ADVISEMENT:

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

VII. APPROVAL OF ANY MINUTES

VIII. ADJOURNMENT

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