



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MARCH 8, 2017, 7:00 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

#17-01: 7:05 P.M. Natalie Nerger: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to replace an existing solarium with an approximately 12' x 27' sun room addition to the existing dwelling which will remain a single family dwelling within the required setbacks on the property located at **167 Ferry Street** which is further identified on the Assessors' Maps as parcel G11-01-01C and is located in an R-1 zoning district.

#17-02: 7:10 P.M. Tim and Elaine Shanahan: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a 12'x13' screened porch with a 13'x14' roof deck above and stairway to the side to the existing dwelling which will remain a single family dwelling within the required setbacks on the property located at **34 Marginal Street Rear** which is further identified on the Assessors' Maps as parcel M05-10-15 and is located in an R-3 zoning district.

#17-03: 7:15 P.M. Margaret Gibbons: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a 27'x33' second floor to an existing dwelling which will remain a single family dwelling within the existing footprint on the property located at **8 Meadow Lane** which is further identified on the Assessors' Maps as parcel I15-20-05 and is located in an R-3 zoning district.

#17-09: 7:20 P.M. The Chef's Table: The Petitioner is seeking Site Plan approval under Article XII, Section 12.02 of the Marshfield Zoning Bylaws to construct a 6'x6' deck for loading and unloading on the property located at **1853 Ocean Street**, which is listed on the Assessors' Map as parcel H07-05-03 and is located in a B-1 zoning district.

#17-11: 7:25 P.M. Michael and Colleen Biviano: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 26'x47' addition to the existing single family home on the property located **128 Valley Path** which is further identified on the Assessors' Maps as parcel D16-02-17 and is located in an R-1 zoning district.

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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IV. CONTINUED HEARINGS:

A. #16-50: Peter Armstrong, Matlin, LLC: PEER REVIEW/COMMENTS FROM TOWN DEPARTMENTS

The Petitioner is seeking a Comprehensive Permit, in accordance with M.G.L. Chapter 40B, for the construction of nineteen (19) duplex buildings, two (2) single family homes and one (1) commercial/office building; this development will consist of twenty-eight (28) one-bedroom units, eight (8) two-bedroom units, and four (4) three-bedroom units, which will total 40 units in all, 10 of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located Ferry Street Rear, which is identified on the Assessors' Maps as G12-29-02 and is located in an R-1 zoning district and the Water Resource Protection District. A copy of the application and the plans may be viewed at the Board of Appeals office in Town Hall.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. CONTINUED HEARINGS TO DATE CERTAIN (APRIL 12, 2017):

A. #16-69: Marshfield Mews, LLC: The Petitioner is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B for the construction of eleven (11) townhouse buildings, three (3) four-story buildings and one (1) clubhouse building; this development will consist of eighty-four (84) one-bedroom units, one hundred and forty-eight (148) two-bedroom units and thirty-eight (38) three-bedroom units, which will total 270 units in all, sixty-eight (68) of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located on an approximately 22.2 acre site off of **Commerce Way** which is further identified on the Assessors' Maps as 08-01-06, 08-01-07, 08-01-08, 08-01-10A and is located in an I-1 zoning district and within a PMUD – Planned Mixed Use Overlay District.

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

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT

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