



ZONING BOARD OF APPEALS MEETING
PLACE: SELECTMEN'S HEARING ROOM, MARSHFIELD TOWN HALL
MARCH 10, 2020 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. #20-16: Mark Kemp: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze and rebuild a 43' x 50' single family dwelling on the property located at **99 Nevada Street** which is further identified on the Assessors' Maps as being on parcel K11-18-09 and is located in an R-3 zoning district.

B. #20-17: Ray Winquist: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 19' x 17' dormer and a 12' x 10' dormer on the existing dwelling on the property located at **196 Carolyn Circle** which is further identified on the Assessors' Maps as being on parcel D20-01-09 and is located in an R-1 zoning district.

C. #20-18: Slack Tide Coffee Roasters, Inc.: The Petitioner is seeking a Special Permit and a waiver of Site Plan Approval in accordance with Marshfield Municipal Code **Section §305-10.10 SPECIAL PERMIT and Section §305-5.04 Wholesale Transportation and Industrial section 5 "Bakery" and waiver under Section §305-12.02** for a non-retail bakery for roasting of coffee beans to be located at **Unit 4, 804 Webster Street** (identified on the Assessors' Map as parcel H07-05-30) located in the B-1 Business District and such other further relief pursuant to the Marshfield Municipal Code as necessary.

D. #20-11A: Town of Marshfield Department of Public Works: The Petitioner is seeking a Special Permit in accordance with §305-11.03 of the Marshfield Municipal Code to perform site grading related to the expansion of the existing cemetery resulting in greater than 500 c.y. and 10,000 s.f. of cut/fill on the property located at **Couch Cemetery, 665 Union Street** which is further identified on the Assessors' Maps as being on parcels B14-01-07, 08, 011 and B15-01-18A and is located in an R-1 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (03-10-2020):

A. #19-55: Health Circle, Inc.: The Petitioner is seeking Site Plan approval under §305-12.02 and a Special Permit under §305-10.10 of the Marshfield Municipal Code to locate a co-located retail medical marijuana facility and recreational marijuana retailer at the existing vacant 14,400 square foot industrial building on the property located at **120 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcels D09-01-13B and is located in an I-1 zoning district. **Petitioner has requested to continue to April 14th, 2020.**

B. #20-11: Town of Marshfield Department of Public Works: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct an approximately 17.75 +/- acre expansion of the existing cemetery which includes the construction of new driveways, new grave site areas to accommodate between 4,000-5,000 new graves with columbaria, a new entrance, stormwater management facilities and associated site grading and infrastructure on the property located at **Couch Cemetery, 665 Union Street** which is further identified on the Assessors' Maps as being on parcels B14-01-07, 08, 011 and B15-01-18A and is located in an R-1 zoning district.

C. #20-15: Town of Marshfield/Department of Public Works: The Petitioner is seeking a Special Permit in accordance with §305-11.03 of the Marshfield Municipal Code to fill approximately 2.5 acres with approximately 34,000 cubic yards of fill to bring the site(s) above Base Flood Elevation based on



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current FEMA flood maps prior to the construction of the new Public Works and Police Department facilities on the properties located at **35 Parsonage Street, 123 Parsonage Street and 1639 Ocean Street** which are further identified on the Assessors' Maps as being on parcels I07-03-11, I07-03-07 and I08-07-09 and are located in R-2 and RB zoning districts.

V. CONTINUED HEARINGS TO DATE CERTAIN (05-12-2020):

A. #19-81: 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 failure of the Building Commissioner to issue a decision confirming that multiple principal uses are allowed on the property located at **612 Plain Street** which is listed on the Assessors' Maps as being on parcel E10-02-10 and is located in a B-2 zoning district with a Water Resource Protection District overlay.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

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.