



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**MARCH 13, 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. #18-21: John A. Kesaris, Trustee/Kesaris Realty Trust:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 and §305-13.02 of the Marshfield Municipal Code to construct a 12' x 15' addition and a 22' x 28' addition to the existing building to add fifty (50) additional seats to the restaurant and to remove the existing drive-through lane and reconfigure the parking area to add seven (7) new spaces including two (2) ADA accessible spaces on the property located at **1840 Ocean Street**, which is further identified on the Assessors' Maps as being on parcel H08-04-07A and is located in a B-1 zoning district. (05/15)

**IV. CONTINUED HEARINGS TO DATE CERTAIN (03/13/2018):**

**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. #18-17: 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. (05/01)

**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. (05/01, 05/11)

**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

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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. (05/01)

**V. CONTINUED HEARINGS TO DATE CERTAIN (03/27/2018):**

**A. #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. (05/01)

**VI. CLOSED HEARINGS/UNDER ADVISEMENT:**

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

**2104 Ocean Street:** Discussion with Attorney Steven Guard

**VIII. APPROVAL OF ANY MINUTES**

**IX. ADJOURNMENT**

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