



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MARCH 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. #18-21: 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)

B. #18-22: Eric Tatten: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace an existing porch with a new 24.1' x 9' porch on the property located at **19 First Road**, which is further identified on the Assessors' Maps as being on parcel L09-16-07 and is located in an R-3 zoning district. (05/22)

C. #18-23: Stephen Wildes: The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a Residential Accessory Apartment within the existing structure on the property located at **15 Foxhill Circle**, which is further identified on the Assessors' Maps as being on parcel C16-02-31 and is located in an R-1 zoning district. (05/29)

D. #18-24: Stephen Webber: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 14' x 14' addition on the rear of the dwelling on the property located at **98 June Street**, which is further identified on the Assessors' Maps as being on parcel M07-15-25 and is located in an R-3 zoning district. (05/28)

E. #18-25: 87 Edmund Road Realty Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to expand and renovate the existing shed with a shed that is 20' x 20' on the property located at **87 Edmund Road**, which is further identified on the Assessors' Maps as being on parcel D20-01-06 and is located in an R-1 zoning district. (05/28)

F. #18-26: Timothy and Catherine Lohe: The Petitioners are seeking Special Permits in accordance with §305-10.12 and §305-13.02 and a Variance in accordance with §305-10.11

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of the Marshfield Municipal Code for relief from §305-6.07 to construct a 4' x 90' pier with a removable 4' x 24' gangway and 15' x 10' float and to construct a 25' x 30' two (2) story addition on the north side of the existing structure on the property located at **1354 Union Street**, which is further identified on the Assessors' Maps as being on parcel B19-02-01 and is located in an R-1 zoning district. (05/28)

G. #18-27: Town of Marshfield Recreation/Peter Igo Park: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 59' x 30' beach volleyball court in the southeast quadrant of the park adjacent to the bocce ball courts on the property located at **35 Marshall Avenue**, which is further identified on the Assessors' Maps as being on parcel M07-01-02 and is located in an R-3 zoning district. (05/29)

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

A. #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)

B. #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)

C. #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 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)

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,

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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)

- 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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