



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MARCH 28, 2017, 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. #17-13: Redman Construction, Inc.:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 6' x 6' addition to the rear of the existing single family dwelling on the property located at **55 Central Street**, which is further identified on the Assessors' Maps as parcel N06-05-05 and is located in an R-3 zoning district.
- B. #17-14: Frank and Celeste Maglio:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to raze and replace the existing detached garage with a less non-conforming garage of graduated width from 14' to 18' with an overall depth of 36' on the property located at **52 Preston Terrace**, which is further identified on the Assessors' Maps as parcel I16-14-02 and is located in an R-3 zoning district.
- C. #17-15: St. Mary & St. George Coptic Church:** The Petitioners are seeking Site Plan approval under Article XII, Section 12.02 and a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to enlarge the existing building of the church with an approximately 79' x 98' addition and modify the façade to make one uniform-looking building with a domed steeple and other adornments in keeping with traditional Coptic churches; Petitioner is also seeking a Variance from Article XIII, Section 13.03 of the Marshfield Zoning Bylaws from Water Resource Protection District (WRPD) impervious lot coverage on the property located at **255 Furnace Street and 490 Main Street**, which is further identified on the Assessors' Maps as parcel F10-05-04 and F10-05-05 and is located in an R-1 zoning district.
- D. #17-16: Edward and H. Jean Murray:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to install an 8' x 8' pre-fab shed next to the existing 8' x 8' shed which will be similar in structure on the property located at **65 Foster Avenue**, which is further identified on the Assessors' Maps as parcel M09-02-21 and is located in an R-3 zoning district.
- E. #17-17: Lawrence and Allison Conlon:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to remove existing roof and replace with a 28' x 28' gable roof with an 8 pitch on the single family dwelling on the property located at **80 Hancock Street**, which is further identified on the Assessors' Maps as parcel M07-07-28 and is located in an R-3 zoning district.

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- F. #17-18: Lucchetti's Service Center, Inc.:** The Petitioner is seeking Site Plan approval in accordance with Article XII, Section 12.02 of the Marshfield Zoning Bylaws to replace two (2) existing 4' x 3' windows with three (3) 4' x 6' mullied windows; replace existing awning structure with new 22' x 3' hood structure on the property located at **658 Plain Street**, which is further identified on the Assessors' Maps as parcel E10-02-05A and is located in a B-2 zoning district.
- G. #17-19: Susan Farrell:** The Petitioner is seeking a Special Permit in accordance with Article XI, Section 11.09 of the Marshfield Zoning Bylaws to create a Residential Accessory Apartment within the existing structure on the property located at **27 Emmanuel Road**, which is further identified on the Assessors' Maps as parcel J06-06-05 and is located in an R-2 zoning district.
- H. #17-20: Raymond Howell:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a 12' x 18' screened porch to the rear of the existing single family dwelling on the property located at **28 Everson Road**, which is further identified on the Assessors' Maps as parcel L09-14-05 and is located in an R-3 zoning district.
- I. #17-08: Michael and Dale O'Reilly:** The Petitioners are seeking a Special Permit in accordance with Article XIII, Section 13.02 of the Marshfield Zoning Bylaws for work in the Coastal Wetlands District to construct and maintain a 4' wide x 31' long ramp from the uplands to a post supported, a 4' wide x 371' long pier and a 10' wide x 13' long canoe and kayak rack, and a 3' wide x 18' long ramp to a 9' wide x 16' long float; Petitioners are also seeking a Variance in accordance with Article X, Section 10.11 which authorizes the Board to vary the requirements of Article XI, Section 6.07 for the construction and maintenance of the sections of the pier and the ramp to the float that are within the property's required rear setback distance for Accessory Structures on the property located at **296 Spring Street**, which is further identified on the Assessors' Maps as parcel D19-01-15B and is located in an R-1 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (APRIL 11, 2017):

- A. #16-65: Dana Junior:** The Petitioner has agreed to re-open case #16-65 in order to seek resolution to the issue of vital access and to Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's decision not to issue a permit because the conditions set forth in a Variance granted June 7, 2016 have not been met on the property located at **91 Cohasset Avenue** which is listed on the Assessors' Map as parcel I11-21-03 and is located in an R-2 zoning district.
- B. #17-07: Dana Junior:** The Petitioner seeking an Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's order in a

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letter dated December 28, 2016 to cease and desist filling in the property and road layout located on **Hingham Avenue** which is listed on the Assessors' Map as parcel I11-03-06 until Site Plan approval and a Special Permit are received from the Marshfield Zoning Board of Appeals; the property is located in an R-2 zoning district.

V. 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.

VI. CONTINUED HEARINGS TO DATE CERTAIN (MAY 2, 2017):

- A. #16-50: Peter Armstrong, Matlin, LLC:** 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.

VII. CLOSED HEARINGS/UNDER ADVISEMENT:

- A. #17-04: 875 Ocean Street, LLC:** The Petitioner is seeking a re-grant of a Variance in accordance with Article X, Section 10.11 of the Marshfield Zoning Bylaws to change the nonconforming use of the property from apartments to condominiums and to approve changes to a previous Site Plan Approval pursuant to Article XII, Section 12.02 of the Bylaws on the property located at **875 Ocean Street**, which is further identified on the Assessors Maps as parcel L10-08-13 and is located in a B-3 zoning district.
- B. #17-05: Cellco Partnership d/b/a Verizon Wireless:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.10 of the Marshfield Zoning Bylaws, a Variance in accordance with Article X, Section 10.11 and Site Plan approval in

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accordance with Article XII, Section 12.02 for the installation of a 150 foot multi-user telecommunications tower; the installation will include installing twelve (12) antennas with remote radio heads at a centerline height of 147 feet, equipment cabinets, generator, transformer, Mesa cabinet on a 16'x20' elevated platform, flood proof propane tank on a concrete pad all enclosed in a fenced area with above ground utility service and access driveway extension on the property located at **114 Eustis Street**, which is further identified on the Assessors' Maps as parcel L06-02-01 and is located in an R-3 zoning district.

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

- A. Maureen and James Corry, for 102 Preston Terrace:** The Petitioners are requesting that the Board approve a minor modification to reconfigure that portion of the steps that is located on their property as shown on the plan submitted by Grady Consulting, LLC.
- B. Zoning Board of Appeals Proposed Fees:** Request to discuss fee structure for requests for extensions, minor modifications and Residential Site Plan Reviews as no fees currently exist.

IX. APPROVAL OF ANY MINUTES

X. ADJOURNMENT

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