



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**APRIL 10, 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. #18-22: 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)

**B. #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)

**C. #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)

**D. #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)

**E. #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 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)

*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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**F. Robert A. Shelmerdine, Esq./Webster Point Village:** Attorney Shelmerdine would like the Board to review a request to substitute a Restriction Covenant for the Conservation Restriction and that the substitution be deemed an insubstantial change.

**G. #17-70: Michael Solimando:** The Petitioner is seeking the Board's opinion as to whether the fact that the dwelling is  $\frac{1}{2}$ " to  $\frac{3}{4}$ " further into the setback than what was approved at the 11/14/2017 ZBA meeting would be considered a minor modification or would a Variance from the Table of Dimensional and Density Regulations be required. Once the dwelling was framed, it was determined that the setback will be 4.7' and not the 5.1' that was on the original plan.

**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)

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**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, 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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