



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**APRIL 11, 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. #17-09: The Chef's Table:** The Petitioner is seeking Site Plan approval under Article XII, Section 12.02 of the Marshfield Zoning Bylaws to construct a 10' x 10' loading dock for deliveries and the installation of an approximately 3' x 5' generator on the property located at **1853 Ocean Street**, which is further identified on the Assessors' Map as parcel H07-05-03 and is located in a B-1 zoning district.
- B. #17-21: Richard and John Sheehan:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to remove the existing gable roof and add a 23' x 8' shed dormer to the front of the dwelling and to add a 9' x 4' sauna and closet on the first floor on the property located at **14 Kearsarge Road**, which is further identified on the Assessors' Map as parcel L10-04-08 and is located in an R-3 zoning district.
- C. #17-22: Chris Phelps:** The Petitioner is seeking a Special Permit in accordance with Article IX, Section 9.02 of the Marshfield Zoning Bylaws to raze the existing single family dwelling that extends beyond the property line and rebuild with a 26' x 30' single family dwelling that will be no more nonconforming than the pre-existing setbacks and will be no closer than three feet (3') from any property line on the property located at **71 Central Street**, which is further identified on the Assessors' Map as parcel N06-05-09A and is located in an R-3 zoning district.

**IV. CONTINUED HEARINGS:**

- 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 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

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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.

- 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.

**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, 1017):**

- 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:**

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**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.

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

**Tom Kyle/Mike Nielson, 142 Nantasket Street:** The Petitioners are seeking the Board's opinion as to whether the design change to move the foundation back nine feet (9') would be considered a minor modification not requiring site plan approval. The change would make the project more conforming than presently approved.

**IX. APPROVAL OF ANY MINUTES**

**X. ADJOURNMENT**

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