



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**MAY 8, 2018 7:00 P.M. - AGENDA**

**I. CALL TO ORDER / ROLL CALL**

**II. ANNOUNCEMENTS:** Meeting is being recorded by MCTV (if applicable)

**III. NEW HEARINGS:**

**A. 7:05-7:30 P.M. Executive Session:** M.G.L. c.30A, §21(a)(3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares.

**B. #18-28: Frederick Isleib:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to raise the roof over the single car attached garage and construct a 24' x 24' addition on the property located at **175 Foster Avenue**, which is further identified on the Assessors' Maps as being on parcel L09-21-09 and is located in an R-3 zoning district.

**C. #18-29: Keith and Susan Fischer:** The Petitioners are 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 **44 Whites Ferry Landing**, which is further identified on the Assessors' Maps as being on parcel I16-12-30 and is located in an R-3 zoning district.

**D. #18-30: Thomas Gillis:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-10.12 of the Marshfield Municipal Code to replace the existing damaged deck with a 24' x 18' deck that will be constructed within the existing deck footprint on the property located at **166 Foster Avenue**, which is further identified on the Assessors' Maps as being on parcel L10-25-01 and is located in an R-3 zoning district.

**E. #18-31: Christopher LaForest:** The Petitioner is seeking a Special Permits in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 24' x 24' one (1) story addition with a two (2) car garage underneath on the property located at **31 Prince Circle**, which is further identified on the Assessors' Maps as being on parcel J02-02-06 and is located in an R-2 zoning district.

**F. #18-32: Webster Point Village:** The Petitioner is seeking a substantial Modification of that Comprehensive Permit pursuant to G.L. c. 40B issued by the Marshfield Zoning Board of Appeals on August 6, 2015 to Webster Point

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Village, LLC regarding the development known as “Webster Point Village”, such that the requirement to record a Conservation Restriction pursuant to G.L. c. 184, s.31 as found in said Decision, including but not limited to, Condition No. 8 on page 3 – Compliance With State and Federal Requirements, and Condition No. 2 on page 6 – Conditions Precedent to Commencement of Project, be removed and substituted in its stead is a requirement to record a Restrictive Covenant pursuant to G.L. c. 184, s.23, or such other relief and findings as may be necessary or required for said substitution. The project is located off Careswell St., Marshfield, and partially in Duxbury (Duxbury Assessor’s Map 170-002-003), is shown on the Town of Marshfield Assessor’s Map J2-05-Lot 1A and has a total area of approximately 44.71 acres and the Marshfield portion of the project is located in R-2 zone.

**G. #18-33: 1871 Ocean Street Realty Trust/Daniel and Jessica Hassett, Trustees:**

The Petitioners are seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to change the use of one (1) of the units from barber shop to restaurant, which is an allowed use, with 29 indoor seats and 20 outdoor communal type seasonal seats; the Petitioners are also seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to improve access to the premises for people with disabilities by adding an accessible ramp, improving the doorways and the interior layout on the property located at **1871 Ocean Street**, which is further identified on the Assessors’ Maps as being on parcel H07-05-06 and is located in an B-1 zoning district.

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

**IV. CONTINUED HEARINGS TO DATE CERTAIN (05/08/2018):**

**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)

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

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

**A. #18-21: John A. Kesaris, Trustee/Kesaris Realty Trust:** The Petitioner is

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seeking the Board's opinion as to whether moving the foundation out four feet (4') to align with the roof would be considered a minor modification or would full Site Plan approval be required. The Petitioner has found that once the new equipment is installed, it will reduce egress and handicap access in the addition; the Petitioner is not adding additional seating. The Petitioner received previous Site Plan approval at the March 27, 2018 meeting to construct a 12' x 15' addition and a 22' x 28' addition to the existing building, add fifty (50) additional seats to the restaurant, to remove the existing drive-through lane and reconfigure the parking area to add seven (7) new spaces including two (2) ADA accessible spaces.

**VII. APPROVAL OF ANY MINUTES**

**VIII. ADJOURNMENT**

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