



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MAY 9, 2017 7:30 p.m. - AGENDA - Amended

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. #17-23: 1619 Ocean Street Realty Trust/Stephen Forte, Trustee:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 and Article IX, Section 9.02.3 to construct an 8' x 10' addition for a walk-in refrigerated storage room on an existing single family dwelling with a Residential Business (florist) on the property located at **1619 Ocean Street**, which is further identified on the Assessors' Map as parcel I08-07-08 and is located in an RB zoning district.
- B. #17-24: Joanne Regan:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a new three (3) season room on top of the approximately 16' x 11' existing deck of the single family dwelling on the property located at **20 Danforth Street**, which is further identified on the Assessors' Maps as parcel L05-16-07A and is located in an R-2 zoning district.
- C. #17-25: Patrick Forde and Heidi Hickman:** The Petitioners are seeking a Special Permit in accordance with Article IX, Section 9.02.3 and Article X, Section 10.12 of the Marshfield Zoning Bylaws to demolish a fire-damaged existing single family home and construct a new modular 48' x 28' three (3) bedroom home on the parcel that will be no closer to the front yard setbacks along Quincy Avenue and Dakota Street than the existing dwelling on the property located at **174 Quincy Avenue**, which is further identified on the Assessors' Map as parcel J10-05-04 and is located in an R-2 zoning district.
- D. #17-26: Daniel J. Quirk, Manager/James Francis, L.L.C:** The Petitioners are seeking a Variance in accordance with Article VI, Section 6.05 to extend the existing vehicle storage area to the rear of the property across the zoning district line separating the B-2 district from the R-1 district and proposes to carry the required 35 foot screening buffer to the rear of the proposed parking area rather than at the zoning district division line as required; the Petitioners are seeking a Variance in accordance with Article V, Section 5.04 to use that portion of the lot located within the R-1 zoning district as outside vehicle storage accessory to the dealership; the Petitioners are seeking Site Plan Approval pursuant to Article XII, Section 5.2 to add an additional 123 vehicle storage spaces; the Petitioners are seeking further relief from Article XIII, Section 5.2.i and requests a finding that or Variance from Article XIII, Section 5.02.i as it applies to a site/lot entirely within the WRPD, sections of which are located within the B-2 and R-1 zoning districts, that consideration of the site/lot in the aggregate for the purpose of impervious coverage and open space determination within the overlay district may be allowed on the property located at **830 Plain Street**, which is further identified on the Assessors' Map as parcel D10-01-07 and is located in a B-2 and R-1 zoning districts.

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- E. #17-27: Timothy and Tanya Cohoon:** The Petitioners are seeking a Variance in accordance with Article X, Section 10.11 and Article VI, Section 6.07 of the Marshfield Zoning Bylaws to maintain an existing shed that is now located less than ten feet (10') from a lot line on the property located at **795 Ferry Street**, which is further identified on the Assessors' Map as parcel H13-02-29 and is located in an R-1 zoning district.
- F. #17-28: Erin Dipietro:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a wraparound screen porch addition over the existing deck and covered porch which will be 12' on the North side, 26' on the East side and 22' on the South side on the property located at **142 Revere Street**, which is further identified on the Assessors' Map as parcel J10-07-14A and is located in an R-2 zoning district.
- G. #17-29: John and Kathleen Fitzgerald:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 28' x 14' two (2) story addition to the right side of an existing dwelling on the property located at **90 Webster Avenue**, which is further identified on the Assessors' Map as parcel M08-23-02 and is located in an R-3 zoning district.
- H. Michael Biviano, 1899 Ocean Street:** The Petitioner is seeking the Board's opinion as to whether construction of an 8' x 8' shed on the roof which will house telecom equipment for a new vent system as required by the DEP would be considered a minor modification not requiring site plan approval.

IV. CONTINUED HEARINGS:

- A. #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 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.
- B. #17-22: Cris 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.

V. CONTINUED HEARINGS TO DATE CERTAIN (06-06-17):

- 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

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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 (05-16-17 and 05-30-17):

- 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. #17-15: 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.

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

Mary Anne Brogan, 6 Jackson Street: The Petitioner is seeking the Board's opinion as to whether the design change to bring the garage out an additional 2' x 12.5' would be considered a minor modification not requiring site plan approval.

Dan Hassett/Levitte, 1871 Ocean Street: The Petitioner is seeking the Board's opinion as to whether Site Plan Approval would be required to install windows and change the direction of the staircase at the back of the building.

Meeting with ZBA applicant

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IX. APPROVAL OF ANY MINUTES

X. ADJOURNMENT

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