



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 3, MARSHFIELD TOWN HALL
MAY 14, 2019 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. #19-33: Richard Clemence: The Petitioner is seeking a Special Permit in accordance with §305-9.02 and §305-10.12 of the Marshfield Municipal Code to demolish the existing dwelling and construct a new 27.7' x 27.5' two and a half (2½) story single family dwelling with an 8' x 26.2' deck with associated stairs on the property located at **74B Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-04-11 and is located in an R-3 zoning district.

B. #19-34: Bruce Davis: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 13' x 23' front deck and a 10.9' x 10.1' rear deck on the property located at **122 Careswell Street** which is further identified on the Assessors' Maps as being on parcel M06-01-03 and is located in an R-3 zoning district.

C. #19-36: Peter Armstrong: 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 **50 Allerton Road** which is further identified on the Assessors' Maps as being on parcel I16-07-05A and is located in an R-3 zoning district.

D. #19-37: J. Stephen Bjorklund: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze and construct a 36' x 26' single family two (2) story dwelling with a 24' x 24' attached garage, a 16.6' x 18' kitchen breezeway/entryway and an 8' x 52.5' porch on the property located at **485 Pleasant Street** which is further identified on the Assessors' Maps as being on parcel E16-03-02 and is located in an R-1 zoning district.

E. #19-38: Theodore P.S. LeClair: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.01 of the Marshfield Municipal Code, specifically minimum frontage requirements, and such other further relief pursuant to the Marshfield Municipal Code as necessary, to construct a single family dwelling on the vacant lot on the property located on **Holly Road**, which is further identified on the Assessors' Maps as being on parcel H16-04-11 and is located in an R-3 zoning district.

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.



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 3, MARSHFIELD TOWN HALL
MAY 14, 2019 7:00 P.M. - AGENDA

F. #19-04A: Craig Ricciarelli: The Petitioner is seeking a Minor Modification to expand the second level of a previously approved single family dwelling to comply with §305-2.01 of the Marshfield Municipal Code - Definitions, Half Story on the property located at **1203 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-16 and is located in a B-4 zoning district.

G. #19-13A: SQ Realty Trust: The Petitioner is seeking approval for a Minor Modification to construct 22' x 12.5' shed dormers on either side of the dwelling on which a two (2) story addition was previously approved on the property located at **24 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-06-07 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS:

V. CONTINUED HEARINGS TO DATE CERTAIN (05-14-2019):

A. #18-91: Dana Junior: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's decision to not issue a building permit because the requirements of the Storm Water Management Overlay District have not been met, additional approvals have not been received from the Board of Health, Conservation Commission, Planning Board and the Department of Public Works and a statement from a Professional Engineer stating that post-development runoff will not exceed pre-development runoff has not been received on the property located at **49 Hingham Avenue** which is listed on the Assessors' Map as parcel I11-03-06 and is located in an R-2 zoning district. (03/31)

B. #19-14: Dana Junior: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's decision to not issue a building permit because approval from the Planning Board has not been received on the property located at **108 California Street** which is listed on the Assessors' Map as parcel G12-18-05 and is located in an R-1 zoning district. (04/26)

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

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

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT

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.