



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MAY 16th, 2017 7:30 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. CONTINUED HEARING:

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.

IV. CLOSED HEARING/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.

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 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.

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 2, MARSHFIELD TOWN HALL
MAY 16th, 2017 7:30 p.m. - AGENDA

VI. CONTINUED HEARINGS TO DATE CERTAIN (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. CONTINUED HEARINGS TO DATE CERTAIN (05-23-17):

- A. #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.
- B. #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.

VIII. CONTINUED HEARINGS TO DATE CERTAIN (06-13-17):

- A. #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

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 2, MARSHFIELD TOWN HALL
MAY 16th, 2017 7:30 p.m. - AGENDA

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.

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

#17-05: Cellco Partnership d/b/a Verizon Wireless: Seeking clarification of criteria considered for Decision issued March 28, 2017 for the installation of a telecommunications tower located at 114 Eustis Street

X. APPROVAL OF ANY MINUTES

XI. 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.