



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MAY 29, 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. #18-34: John Griffiths: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to attach to the existing deck a new 24' x 24' two (2) car garage addition with storage above on the property located at **47 Colonial Road**, which is further identified on the Assessors' Maps as being on parcel M08-25-04 and is located in an R-3 zoning district.

B. #18-35: Virginia Trainor: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8' x 12'6" shed on the property located at **20 Baker Terrace**, which is further identified on the Assessors' Maps as being on parcel K12-02-36 and is located in an R-3 zoning district.

C. #18-36: Kellie and Steven Newcomb: The Petitioners are seeking a Special Permit in accordance with §305-10-11 and §305-13.02.c.1 of the Marshfield Municipal Code to construct and maintain a 3' x 18' ramp to a 4' x 130' pile supported pier with an attached 3' x 130' pier with an attached 3' x 30' ramp to a 12' x 30' pile held float in the South River and a Variance under §305-10.11 for relief from §305-6.07 which requires a 10' setback from a rear property line for an accessory structure as a section of the pier will be constructed within the setback, to provide access to the river during all tides on the property located at **1339 Ferry Street** and the lot across from the Petitioners' dwelling, which are further identified on the Assessors' Maps as being on parcel I16-13-06 and I16-15-04 and are located in an R-3 zoning district.

D. #18-37: Kathryn M. Lyons-Campbell: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single family dwelling and construct a new 40' x 26' one and a half story dwelling with a 12' x 20' ell on the northeast side, a two (2) car garage under the south side, a 14' x 12' attached deck on the east side and a landing and stairs on the east and west sides on the property located at **3 Marion Street**, which is further identified on the Assessors' Maps as being on parcel M05-05-63 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.



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E. #18-38: Keith Robinson: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 14' x 18' second story addition over the existing kitchen on the property located at **197 Old Main Street**, which is further identified on the Assessors' Maps as being on parcel E17-02-04 and is located in an R-1 zoning district.

F. 100 Enterprise Drive L.L.C./William Last, Jr.: The Petitioner received Site Plan approval at the January 24, 2017 meeting. The plan submitted at that time showed a 20'4" setback but when the exterior brick was installed the setback is now 19'8". The Petitioner is asking the Board to determine if this would be considered a minor modification to the plans for 100 Enterprise Drive.

IV. CONTINUED HEARINGS TO DATE CERTAIN (05/29/2018):

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.

V. CONTINUED HEARINGS TO DATE CERTAIN (06/12/2018):

A. #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 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.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

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

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VIII. APPROVAL OF ANY MINUTES

March 27, 2018	December 12, 2017	November 28, 2017
November 14, 2017	October 25, 2017	October 24, 2017
February 28, 2017	December 6, 2016	November 15, 2016

IX. ADJOURNMENT

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