



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**JUNE 12, 2018 7:00 P.M. - AGENDA - updated**

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

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

**III. NEW HEARINGS:**

**A. #18-39: Gregory and Shawna Hoole:** The Petitioners are seeking a Special Permit in accordance with §305-10.10 of the Marshfield Municipal Code to operate a dog training facility in a leased space measuring approximately 1400 square feet on the property located at **756-762 Plain Street** which is further identified on the Assessors' Maps as being on parcel D10-05-01A and is located in a B-2 zoning district.

**B. #18-40: Marlene LaBossiere:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to raze an existing single family dwelling and construct a new approximately 20' x 30' dwelling on pilings which will be no more nonconforming than the existing structure on the property located at **75 Central Street** which is further identified on the Assessors' Maps as being on parcel N06-05-10 and is located in an R-3 zoning district.

**C. #18-41: Michael Solimando:** The Petitioner is seeking a Special Permit in accordance with §305-13.02.c.1 of the Marshfield Municipal Code to construct and maintain a 4' x 39.7' pile supported pier with an attached 3' x 32' long ramp to a pile held 12' x 20' 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, to construct a 4' x 7' set of stairs to provide access to the pier on the property located at **1180 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-17 and is located in an R-3 zoning district.

**IV. 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

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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.

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

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

**A. Webster Point Village:** The Applicant requests that the Marshfield Zoning Board grant an extension of the insubstantial change that was to extend the Comprehensive permit for one (1) year.

The Applicant also requests that the Zoning Board approve the continuation of hearing #18-32 to June 26, 2018.

**B. #18-33: 1871 Ocean Street –** The Site Plan dated April 5, 2018 should be updated to reflect the correct location of the fence and the easement; a signed and stamped corrected Site Plan should then be submitted to the Board for review.

**C.** Election of 2018-2019 Officers

**D.** 2018 summer schedule

**VII. APPROVAL OF ANY MINUTES**

**VIII. ADJOURNMENT**

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