



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
JUNE 26, 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:

IV. CONTINUED HEARINGS TO DATE CERTAIN (06/26/2018):

A. #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.

B. #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.

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

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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grant an extension of the insubstantial change that was to extend the Comprehensive permit for one (1) year.

B. Grover Hensley, Jr./49 Ashburton Avenue: The Petitioner is seeking the Board's opinion as to whether changing the hip roof to a gable roof with dormers would be considered a minor modification or would a Public Hearing be required.

VII. APPROVAL OF ANY MINUTES:

VIII. ADJOURNMENT:

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