



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
JULY 25, 2017 7:30 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #17-44: Peter Bethanis: The Petitioner is seeking Site Plan approval in accordance with Article XII, Section 12.02 of the Marshfield Zoning Bylaws to replace two (2) existing 11' x 5' windows with two (2) 12' x 12' overhead doors and to elevate the structure four (4) feet on the property located at **839 Webster Street**, which is further identified on the Assessors' Maps as parcel H07-04-10B and is located in a B-1 zoning district.

B. #17-45: Brian and Elizabeth O'Donnell: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 and Article IX, Section 9.02.3 to demolish an existing single family dwelling, deck and shed constructed in approximately 1910 and construct a new single family dwelling with dimensions of 22' x 32' x 17' x 20' x 33' x 12' x 6' x 32' and containing approximately 1,260 sq. ft. of footprint area and elevate the proposed structure above the designated Base Flood Elevation on the property located at **52 Island Street**, which is further identified on the Assessors' Map as parcel N06-06-56 and the property located on **Marsh Street**, which is further identified as N06-06-57 and are located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (08/02/2017):

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.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

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

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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 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.

- B. #17-32: Municipal-Bay Holdings/T-Mobile Northeast:** The Petitioner is seeking a Variance from the terms of Article II, Definitions, Use, Principal, restricting principal uses to one upon a lot outside a Mixed-Use zoning district pursuant to Article X, Section 10.11; Site Plan Review pursuant to Article XI, Section 11.12.3 and Article XII, Section 12.02 and variances from the terms of Article XI, Sections 11.12(2)(a) and (c) pursuant to Article X, Section 10.11 and any and all necessary relief, to the extent required, pursuant to Massachusetts General Laws Ch. 40A as well as the Federal Telecommunications Act of 1996 to construct a 125' monopole-style tower, install twelve (12) panel antennas at the 121' antenna centerline mark above ground level (AGL) extending to 125' AGL, together with related amplifiers, cables, fiber and other associated antenna equipment including remote radio heads and surge arrestors, with associated electronic equipment on a proposed equipment pad, with GPS antenna and an emergency backup power generator located within a compound enclosed by a chain link fence and an access driveway, and on the property located at **1204 Union Street**, which is further identified on the Assessors' Map as parcel B18-03-10 and is located in an R-1 zoning district.

VI. CONTINUED HEARINGS TO DATE CERTAIN (08/22/2017):

- A. #17-33: Stephen and Elizabeth Howley:** The Petitioners are seeking a Special Permit in accordance with Article XIII, Section 13.02.3.a to raze the existing single family dwelling and construct a new single family dwelling above the base flood elevation within a Coastal Wetlands District, a Special Permit in accordance with Article IX, Section 9.02.3 to reconstruct a single family dwelling within the nonconforming side and rear property line setbacks and not to exceed setbacks of the existing structure and a Variance in accordance with Article X, Section 10.11 to extend the deadline recently granted for restoration of the property located at **225 Bay Avenue**, which is further identified on the Assessors' Map as parcel M05-10-37 and is located in an R-3 zoning district.
- B. #17-43: Stephen and Elizabeth Howley:** The Petitioners are seeking a Variance in accordance with Article IX, Section 9.06.1 to construct a proposed dock within the required rear setback and to extend beyond the rear property line of the property located at **225 Bay Avenue**, which is further identified on the Assessors' Map as parcel M05-10-37 and is located in an R-3 zoning district. (09/08)

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

#16-70: 100 Enterprise Drive: The Petitioner is seeking the Board's opinion as to whether the reduction in size of the building from a 17,500 square feet warehouse with 5,000 square feet of office space to a 10,800 square foot building with 8,000 square feet of warehouse and 8,860 square feet of office space would be considered a minor modification not requiring site plan approval.

#17-14: Frank Maglio: Seeking clarification of criteria considered for Decision issued March 28, 2017 to raze and replace the existing detached garage with a less non-conforming garage of graduated width from 14' to 18' with an overall depth of 36' on the property located at **52 Preston Terrace**. Information captured for the Decision referred to the extension granted on February 28, 2017 for case #15-21.

APPROVAL OF ANY MINUTES

VIII. ADJOURNMENT

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