



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**AUGUST 22, 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. #17-47: Michael Verrochi:** The Petitioner is seeking a Special Permit in accordance with Article IX, Section 9.02.3 of the Marshfield Zoning Bylaws to construct a 5' X 11' front entrance portico to replace the brick landing on the existing single family dwelling on the property located at **190 Damons Point Road**, which is further identified on the Assessors' Map as parcel F19-02-07 and is located in an R-1 zoning district. (10/18)
- B. #17-48: Town of Marshfield Recreation/Peter Igo Park:** The Petitioner is seeking Site Plan approval in accordance with Article XII, Section 12.02 of the Marshfield Zoning Bylaws to construct two (2) 13' x 91' Bocce courts and erect a gazebo which will be ten (10) feet in diameter on the property located at **35 Marshall Avenue**, which is further identified on the Assessors' Maps as being on parcel M07-01-02 and is located in an R-3 zoning district. (10/25)
- C. #17-49: David Bostwick/The Point Restaurant:** The Petitioner is seeking Site Plan approval in accordance with Article XII, Section 12.02 of the Marshfield Zoning Bylaws to increase the size of the existing deck by 11' X 29' to add twenty-six (26) outdoor seats on the south side of the building on the property located at **93 Central Street**, which is further identified on the Assessors' Maps as being on parcel M06-10-01 and is located in an R-3 zoning district. (10/24)
- D. #17-50: Town of Marshfield/Harbormaster:** The Petitioner is seeking Site Plan approval in accordance with Article XII, Section 12.02 of the Marshfield Zoning Bylaws to construct a new municipal maritime service and safety facility with overall dimensions of 111' X 59' which will include public bathrooms, a shower and a garage for boat storage on the property located at **100 Central Street and 0 Cherry Street**, which is further identified on the Assessors' Maps as being on parcel M06-09-03B and is located in an R-3 zoning district. (10/24)

**IV. CONTINUED HEARINGS:**

- 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

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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. (09/15)

**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. (09/15)

**C. #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. (09/18)

**V. CONTINUED HEARINGS TO DATE CERTAIN (08-30-17):**

**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. (09/01)

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

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

**#17-42: Michael and Linda Depace:** The Petitioners are seeking the Board's opinion as to whether the design change to add three (3) 6' x 7' panels to the second floor deck would be considered a minor modification not requiring Site Plan approval on the property located at **36 Cove Street**.

**VIII. APPROVAL OF ANY MINUTES**

**IX. ADJOURNMENT**

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