



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**AUGUST 30, 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:**

**IV. CONTINUED HEARINGS:**

**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. CONTINUED HEARINGS TO DATE CERTAIN (09/12/2017):**

**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. (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

*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.*



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

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)

- VI. CLOSED HEARINGS/UNDER ADVISEMENT:**
- VII. ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE**
- VIII. APPROVAL OF ANY MINUTES**
- IX. ADJOURNMENT**

*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.*