



ZONING BOARD OF APPEALS MEETING
PLACE: SELECTMEN'S HEARING ROOM, MARSHFIELD TOWN HALL
SEPTEMBER 10, 2019 7:00 P.M. - AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #19-55: Health Circle, Inc.: The Petitioner is seeking Site Plan approval under §305-12.02 and a Special Permit under §305-10.10 of the Marshfield Municipal Code to locate a co-located retail medical marijuana facility and recreational marijuana retailer at the existing vacant 14,400 square foot industrial building on the property located at **120 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcels D09-01-13B and is located in an I-1 zoning district.

B. #19-56: Town of Marshfield: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to install a fixed frame, shed style canopy measuring approximately 15'3"W x 2'8"H x 3'6" Projection with an additional 10"H fixed front valance and to modify handicapped access to comply with ADA requirements on the property located at **870 Moraine Street**, which is further identified on the Assessors' Map as parcel H07-02-01 and is located in a B-1 zoning district.

C. #19-57: Mark G. Worster, Trustee/TAJ Family Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 33' x 38.5' two and a half (2½) story single family dwelling with a 9' x 33' deck to replace a previously razed dwelling that was determined by FEMA to be a total loss on the property located at **328 Ocean Street** which is further identified on the Assessors' Maps as being on parcel M08-51-14 and is located in an R-3 zoning district.

D. #19-58: Christopher Susi: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 33' x 21' addition on the single family dwelling on the property located at **65 Pownal Street** which is further identified on the Assessors' Maps as being on parcel K05-01-20 and is located in an R-2 zoning district.

E. #19-59: Dr. Kathleen Keating-Thomas: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code to change the use of an unfinished second floor of an office building to two (2) residential units which is currently not an allowed use on the property located at **57 Forest Street** which is further identified on the Assessors' Maps as being on parcel E10-03-11 and is located in an OP zoning district.

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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F. #19-60: James Curley, Trustee/Pest Trust #8: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's decision to issue a Stop Work Order for working without the benefit of the proper permits and/or prior to the building permits being issued and the determination that the apartment does not contain the necessary means of egress on the property located at **468 Plain Street** which is further identified on the Assessors' Maps as being on parcel E10-03-07 and is located in an OP zoning district.

IV. CONTINUED HEARINGS:

A. #19-50: D.H. Smith and Sons: The Petitioner is seeking Site Plan approval under §305-12.02 of the Marshfield Municipal Code to reconstruct/relocate a previously approved 2400 square foot sawmill building to a different location on the property and use the sawmill yard to process and store lumber and raw materials associated with the facility on the property located at **795 and 887 Plain Street** which are further identified on the Assessors' Maps as being on parcels D10-02-03 and D10-02-07C and is located in an I-1 zoning district. (09/23)

B. #19-53: Edward and Molly Fogarty: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8' x 32' three (3) season porch on the existing deck on the property located at **19 Bayview Street** which is further identified on the Assessors' Maps as being on parcel K12-03-15 and is located in an R-3 zoning district. (10/14)

V. CLOSED HEARINGS/UNDER ADVISEMENT:

A. #19-49: Kathleen Lavrentios and John Cusick: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioners are seeking an Appeal of the Building Commissioner's decisions to decline to order the removal of two (2) structures/gated fences installed on Kent Avenue between parcels K11-29-07C and K11-27-10 and on Waterman Avenue between parcels K11-27-05 and K11-25-05. (09/18)

VI. OTHER BUSINESS:

Discussion: D.H. Smith and Sons, L.L.C./Review March 12, 2019 Zoning Board of Appeals meeting regarding **Case #19-18: D.H. Smith and Sons, L.L.C.**
<https://vimeo.com/323515377>

0 Enterprise Drive/VRT Corporation: The Petitioner is seeking the Board's opinion as to whether relocating the first half of the driveway length to an easement over the Columbia Gas Company (Bay State) property would be considered a minor modification; modification will increase the wetland/driveway setback and reduce grading in the buffer zone.

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Election of 2019-2020 Officers

VII. APPROVAL OF ANY MINUTES

VIII. ADJOURNMENT

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