



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
SEPTEMBER 11, 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:

A. 7:05-7:30 P.M. Executive Session: The Board of Appeals will enter into executive session for the purposes of discussing strategy on pending litigation in the matters of James Francis, LLC v. Marshfield Zoning Board of Appeals, pursuant to Mass. Gen. L. c. 30A sec. 21(a)(3) where an open session would have a detrimental impact on the litigating position of the Board and to return to open session at the conclusion of the executive session/not to return to open session at the conclusion of the executive session.

B. #18-57: Frederick St. Ours: The Petitioner is seeking a Special Permit under §305-9.02 in accordance with the procedures established by §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 30' x 45' single family dwelling that will be less nonconforming on the property located at **84 Bay Avenue** which is further identified on the Assessors' Maps as being on parcel M04-20-04 and is located in an R-3 zoning district. (11/6)

C. #18-58: Extra Space Storage: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to erect an 8' x 2' metal awning over the existing office entry to the building on the property located at **634 Plain Street** which is further identified on the Assessors' Maps as being on parcel E10-02-07 and is located in a B-2 zoning district. (11/6)

D. #18-59: Robert Mastergeorge: The Petitioner is seeking a Special Permit under §305-9.02 in accordance with the procedures established by §305-10.12 of the Marshfield Municipal Code to raze and rebuild a new 57' x 24' single family dwelling above the Base Flood Elevation which will not exceed the setbacks of the existing structure on the property located at **22 Damons Point Circle** which is further identified on the Assessors' Maps as being on parcel F20-01-09 and is located in an R-1 zoning district. (11/14)

E. #18-60: John McDonald and Linda Sivey-McDonald: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 21' deck on the property located at **177 Plymouth Avenue** which is further identified on the Assessors' Maps as being on parcel M08-06-11 and is located in an R-3 zoning district.

F. #18-61: Cris Phelps: The Petitioner is seeking a Special Permit under §305-9.02 in accordance with the procedures established by §305-10.12 of the Marshfield Municipal Code to raze the existing structure and build a new 16.5' x 46' single family dwelling on the property located at **71 Central Street** which is further identified on the Assessors' Maps as being on parcel N06-05-09A and is located in an R-3 zoning district. (11/13)

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.

G. #18-50A: St. Mary & St. George Coptic Church: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for a change in use from “Community Facilities #1, Church or other religious purposes” to “Community Facilities #2, Educational purposes which are religious sectarian, denomination or public”, both of which are allowed uses, on the property located at **255 Furnace Street** which is further identified on the Assessors’ Maps as being on parcel F10-05-04 and is located in an R-1 zoning district. 11/13

H. #18-62: Anna and Igor Gorbunov: The Petitioners are seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a Residential Accessory Apartment within the existing structure on the property located at **32 Hanley Court** which is further identified on the Assessors’ Maps as being on parcel K10-19-19 and is located in an R-3 zoning district. (11/15)

I. #18-63: Michael Lapomardo: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18’6” x 12’6” addition on the existing single family dwelling by enclosing an existing porch and to raise the outside walls on the existing flat roof, reframe it and raise the peak which will not go outside the existing footprint on the property located at **24 Brighton Street** which is further identified on the Assessors’ Maps as being on parcel M04-17-08 and is located in an R-3 zoning district. (11/13)

J. #18-64: Edward Wolforth: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12’ x 10’ second level triangular deck on the property located at **11 Middle Street** which is further identified on the Assessors’ Maps as being on parcel N07-01-32 and is located in an R-3 zoning district. (11/13)

K. #18-65: S&P Realty Trust/Robert Nerger, Trustee: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for the construction of a new 100’ x 70’ lumber storage building to be located in an area that is currently used for open air lumber storage on the property located at **829 Webster Street** which is further identified on the Assessors’ Maps as being on parcel H07-04-05B and is located in a B-1 zoning district. (11/12)

IV. CONTINUED HEARINGS TO DATE CERTAIN (09/11/2018):

A. #18-49: Timothy Krusell: The Petitioner is seeking a Special Permit in accordance with §305-13.01.C.2 of the Marshfield Municipal Code to fill approximately 1204 square feet of an

area of the Inland Wetlands District for a residential driveway and culvert on the property located at **0 Careswell Street** which is further identified on the Assessors’ Maps as being on parcels L05-31-21 and L05-31-20 and is located in an R-3 zoning district. (10/07)

B. #18-54: Dan Smith/D.H. Smith & Sons: The Petitioners are seeking Site Plan approval in accordance with §305-12.02 and §305-8.01 of the Marshfield Municipal Code for the construction of a 14,000 square foot building for “Wholesale Transportation & Industrial, #3. Construction industry including suppliers” and an 8,000 square foot accessory building with parking and loading areas, utilities, storm water management and refuse/trash handling facilities on the property located at **887 Plain Street** which is further identified on the Assessors’ Maps as being on parcel D10-02-03 and is located in an I-1 zoning district. (10/16)

V. CONTINUED HEARINGS TO DATE CERTAIN (09/25/2018):



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A. #18-42: Jetty, L.L.C./Richard Vaughn: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to install an outdoor patio seating area that will contain 24 seats and a bag toss area to be located at the rear of the premises known as The Jetty Restaurant on the property located at **278 Ocean Street** which is further identified on the Assessors' Maps as being on parcels N07-01-34 and N07-01-35 and is located in an B-4 zoning district. (09/09)

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

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

A. Michael Solimando, 1180 Ferry Street: The Petitioner was granted a Special Permit and Variance (#18-41) at the August 14, 2018 meeting to construct and maintain a pile supported pier with a ramp and float in the South River. The Petitioner requests to remove Condition #9 which states, "No creosote, arsenic or related products shall be used or discharged into the river or marsh area" and to modify Condition #11 which states, "There shall be no water, sewer or electrical service to the proposed project as shown on the plan; if the applicants want to pursue that at a later date, it will be considered by this Board as a modification request".

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT

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