



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
SEPTEMBER 12, 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. #17-33 and #17-43 and #17-51: Stephen and Elizabeth Howley:** The Petitioners are seeking (i) a G.L. Ch. 40A, Section 6 finding, and a Special Permit in accordance with Marshfield Zoning Bylaw Article X, Sections 10.12 and 10.10, Article IX, Section 9.02, and Article XIII, Section 13.02.3a, to raze the pre-existing, nonconforming dwelling at **225 Bay Avenue** (identified on the Assessors' Map as parcel M05-10-37) located in the Residential R-3 and Coastal Wetlands Districts, and to alter and reconstruct a new 2.5 story dwelling which will not be any closer to the side and rear yard property lines than which currently exists, (ii) a special permit under Marshfield Zoning Bylaw Article XIII, Section 13.02.3a and/or, if necessary, a variance pursuant to Marshfield Zoning Bylaw Article X, Section 10.11 from the setback requirements of Marshfield Zoning Bylaw Article XI, Section 6.10, to construct two one-foot in diameter piers or pilings at the said property within the rear yard setback as support for a temporary and removable ramp/gangway and float, (iii) a variance, if necessary, to extend the timeframe set forth in Article IX, Section 9.06 within which to complete construction of a "restored" structure at the said property, and (iv) such other further relief pursuant to the Marshfield Zoning Bylaw as necessary. (09/15, 11/18)
- B. #17-52: Michael Biviano:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 and Article IX, Section 9.02.3 to raze one (1) of the two (2) existing single family dwellings located on the property and construct a new 20'6" x 36' house on a new location on the property which will be less non-conforming than the existing house on the property located at **19 Reed Street**, which is further identified on the Assessors' Maps as being on parcel N07-07-07 and is located in an R-3 zoning district. (11/09)
- C. #17-53: John K. O'Donnell/Peregrine Woods Condominium Association:** The Petitioners are seeking an Appeal under Article X, Section 10.09.6 of the Marshfield Zoning Bylaws of the Building Commissioner's decision on July 26, 2017 regarding the size of the replacement sign which is 12.14 square feet on the property located at **7 Autumn Lane**, which is further identified on the Assessors' Maps as being on parcel N07-07-07 and is located in an R-3 zoning district. (11/14)
- D. #17-54 and #17-55: John and Linda Gomez:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 16' x 30' two (2) story addition to the existing dwelling and a Variance in accordance with Article X, Section 10.11 for relief from Article XI, Section 11.09.3.f on the property located at **23 Sherrill Road**, which is further identified on the Assessors' Map as parcel K10-01-32 and is located in an R-3 zoning district. (11/14, 11/26)

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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- E. #17-56: 1289 Ocean Street L.L.C.:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to change one of the uses in a building with mixed uses and Site Plan approval under Article XII, Section 12.02 of the Marshfield Zoning Bylaws to establish an eating and drinking establishment on the property located at **1289 Ocean Street**, which is further identified on the Assessors' Map as parcel J09-04-07 and is located in an B-2. (11/16)

IV. CONTINUED HEARINGS:

- A. #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 (09-26-17):

- 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

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT

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