



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
SEPTEMBER 26, 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. #17-57: Brian and Elizabeth O'Donnell:** The Petitioners are seeking a Variance in accordance with §305-10.11 for relief from §305-6.01 Applicability of Dimensional and Density Regulations, §305-6.02 and §305-Attachment 2 Table of Dimensional and Density Regulations, §305-6.08 Other General Dimensional and Density Provisions to construct an L-shaped single family dwelling with dimensions of 19.5 feet width parallel to Island Street, 24 feet depth on the northerly side, 17 feet northerly, 20 feet easterly, 36.5 feet southerly and 44 feet returning westerly to the front of the structure, containing a 6' x 12' screened porch in the rear, a 160 square foot deck in the rear and a six (6) foot wide deck across the front, house and porch containing approximately 1,200 square feet of the footprint area, structures to be elevated above the AE16 Flood Zone 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. (12/08)

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)
- B. #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)

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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V. CONTINUED HEARINGS TO DATE CERTAIN (10-10-17):

- A. #17-55: John and Linda Gomez:** The Petitioners are seeking 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. (11/26)

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

- 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. (10/11, 11/18)

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

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT

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