



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
OCTOBER 9, 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. #18-68: Kevin C. McDonough: In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner's decision that stated in a letter dated August 30, 2018 that he could not issue a building permit for the proposed new dwelling because the lot is located in the Stormwater Overlay Management District, a road improvement plan is required and water and drainage connections through the Department of Public Works on the property located at **61 Hingham Avenue** which is listed on the Assessors' Map as parcel I11-03-07 and is located in an R-2 zoning district.

B. #18-69: Steven A. Johnson: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 10' deck at the rear of the dwelling on the property located at **34 Cricket Lane** which is further identified on the Assessors' Maps as being on parcel K11-09-07 and is located in an R-3 zoning district.

C. #18-70: Town of Marshfield: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 and a Special Permit in accordance with §305-13.02 of the Marshfield Municipal Code to construct a temporary accessory structure which measures approximately 40' wide by 60' long with a 44' wide by 62' long concrete slab to shelter Town vehicles that are currently parked outside and exposed to the elements on the property located at **200 Joseph Driebeek Way**, which is further identified on the Assessors' Map as parcel M07-03-01 and is located in an R-3 zoning district.

D. #18-71: VRT Corporation: The Petitioner is seeking a Special Permit in accordance with §305-11.03, a Variance under §305-10.11 for relief from §305-7.01 and 7.05 and Site Plan approval under §305-12.02 of the Marshfield Municipal Code to erect a 14' x 48' electronic message board, which will be no more than 70' above the ground level with the column, within the required street setback (Route 3) as an accessory use to a 12' x 44' field office on the property located at **0 Enterprise Drive**, which is further identified on the Assessors' Map as parcel D09-01-39 and is located in an I-1 zoning district.

E. #18-72: PropertyVeloPMENT, L.L.C.: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single family dwelling and construct a new two and one half (2½) story dwelling which will be approximately 22' x 34' and will be elevated above the Base Flood Elevation and less

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nonconforming than the existing structure, with a two (2) car garage located under the dwelling on the east side and an 11' x 6' deck on the west side with adjacent stairs on the property located at **1173 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-09 and is located in an R-3 zoning district.

F. #18-73: Ferry 1181 Realty Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single family dwelling and construct a new 29' wide x 45.5' deep two (2) story dwelling which will be elevated above the Base Flood Elevation and less nonconforming than the existing structure, with a two (2) car garage located under the dwelling on the east side, a 14' x 4'6" front deck on the southeast side and a 7' wide x 2' deck extension on the west side on the property located at **1181 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-11 and is located in an R-3 zoning district.

G. #18-74: PropertyVelopment, L.L.C.: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single family dwelling and construct a new 24' x 42' two (2) story dwelling which will be elevated above the Base Flood Elevation and less nonconforming than the existing structure, with a two (2) car garage located under the dwelling on the east side, 24' x 2-5' attached first and second story open decks on the east side, an 11' x 4' first story deck on the northwest corner and a 13' x 8' second story deck on the west side on the property located at **1185 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-12 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (10/09/2018):

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. (10/31)

B. #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. (09/28)

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

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