



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**OCTOBER 10, 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. #17-59: John and Linda Gomez:** The Petitioners are seeking a Special Permit in accordance with §305-11.09 of the Marshfield Code to create a Residential Accessory Apartment 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. (12/13)
- B. #17-58: Robert and Patricia Parsons:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Code and M.G.L. c. 40a, §6 and §7 to alter a legal nonconforming single family dwelling with a 14' x 5' extension of the existing covered front farmer's porch which would thereby increase the nonconformity of the dwelling; the dwelling currently has a thirty-nine foot (39') front setback and with the extension of the porch, the setback would be reduced to thirty-eight feet (38'); and to relocate two (2) sets of stairs on an existing rear deck and construct an 8' x 10' pergola on said existing rear deck; and a Variance under §305-10.11 of the Marshfield Code for relief from §305-6.01 Applicability of Dimensional and Density Regulations and §305-6.02 Table of Dimensional and Density Regulations to decrease the nonconforming front yard setback by one foot (1') in connection with "squaring off" the existing covered front porch due to the angle of the house to the front lot line and the requested relief will not create any new nonconformities on the property located at **72 Dedham Road**, which is further identified on the Assessors' Map as parcel G12-14-01 and is located in an R-1 zoning district. (12/7, 12/17)

**IV. CONTINUED HEARINGS:**

- 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)

**V. 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

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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)

**#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. (11/05)

- VI. ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE**
- VII. APPROVAL OF ANY MINUTES**
- VIII. ADJOURNMENT**

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