



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
OCTOBER 18th, 2017 7:30 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. CLOSED HEARINGS/UNDER ADVISEMENT:

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.

IV. CONTINUED HEARINGS TO DATE CERTAIN (10-24-2017):

A. #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)

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

VI. APPROVAL OF ANY MINUTES

VII. ADJOURNMENT

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.