



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
OCTOBER 24, 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. #17-60: Thomas Pugliese and Mary Ellen Gleason:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 5' x 14' deck on the front of the existing single family dwelling on the property located at **26 Ninth Road**, which is further identified on the Assessors' Map as parcel L10-15-06 and is located in an R-3 zoning district.
- B. #17-61: Gerald and Susan Pieri:** The Petitioners are seeking Special Permits in accordance with §305-9.02 and §305-10.12 of the Marshfield Municipal Code to reconstruct the existing 10.4' x 24.3' cottage on an elevated foundation in the same location and to extend the footprint of the secondary structure by six inches (6") in width away from the property line which would increase the footprint to 10.9' x 24.3' and to construct a 3.5' x 7' mechanical room with a second floor entry/egress and extend the structure with a second story addition on the property located at **46 Bay Street**, which is further identified on the Assessors' Maps as being on parcel M04-11-02A and is located in an R-3 zoning district.
- C. #17-62: TJX Corp./Marshalls HomeGoods:** In accordance with §305-12.02 of the Marshfield Municipal Code, the Petitioner is seeking an amendment and modification to the existing site plan for the extension of the exterior nonstructural façade fascia to accommodate the replacement of the existing sign with new conforming signage for the business known as Marshalls HomeGoods to extend the existing fascia on the Webster Street side of the building by 11'7" on the property located on **Snow Road**, which is further identified on the Assessors' Map as parcel H07-04-25A and is located in a B-1 zoning district.
- D. #17-63: Laurence Huntley:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a Residential Accessory Apartment within the attached garage which will be 35' x 26' on the property located at **1574 Ocean Street**, which is further identified on the Assessors' Map as parcel I08-10-17 and is located in a B-2 zoning district.
- E. #17-64: Sheila Derby McLean:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code construct a 19' x 12' deck to replace the existing 19' x 6' deck on the property located at **66 Pownal Street** which is further identified on the Assessors' Maps as parcel K05-01-28 and is located in an R-2 zoning district.
- F. #17-65: Extra Space Properties Twenty-Six, LLC:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-8.01 of the Marshfield Municipal Code to reduce the number of parking spaces from 77 to 44 to allow for expansion of the building on

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.



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
OCTOBER 24, 2017 7:30 P.M. - AGENDA

the property located at **634 Plain Street** which is further identified on the Assessors' Maps as parcel E10-02-07 and is located in a B-2 zoning district.

- G. #17-66: Brian and Valerie Barry:** The Petitioners are seeking a Special Permit in accordance with §305-9.02 and §305-10.12 of the Marshfield Municipal Code to demolish an existing single family dwelling and construct a new 32' x 38' single family dwelling with an 8' x 32' covered porch on the front and a 14' x 22' open deck on the rear with construction to be on pilings so as to elevate the new structure above the Base Flood Elevation on AE 16 on the property located at **78 Beach Street**, which is further identified on the Assessors' Map as parcel M05-05-83 and is located in an R-3 zoning district.
- H. #17-67: Grandview Investors, LLC:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 26' x 34' second story addition on to an existing nonconforming single family one story home on the property located at **40 Leverett Street**, which is further identified on the Assessors' Map as parcel L05-11-01A and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS:

V. CONTINUED HEARINGS TO DATE CERTAIN (10-24-17):

- 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)

VI. 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

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.



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
OCTOBER 24, 2017 7:30 P.M. - AGENDA

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)

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