



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 3, MARSHFIELD TOWN HALL
NOVEMBER 12, 2019 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. #19-73: David and Kathleen Kessler: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 24' x 18' addition on the east side of the existing dwelling on the property located at **56 Foster Avenue** which is further identified on the Assessors' Maps as being on parcel M09-01-06 and is located in an R-3 zoning district.

B. #19-74: William and Marjorie Meehan: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioners are seeking an Appeal of the Building Commissioner's decision that the egress construction is encroaching into the roadway which is Town property on the property located at **431 Ocean Street** which is further identified on the Assessors' Maps as being on parcel M08-18-07A and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (11-12-2019):

A. #19-55: Health Circle, Inc.: The Petitioner is seeking Site Plan approval under §305-12.02 and a Special Permit under §305-10.10 of the Marshfield Municipal Code to locate a co-located retail medical marijuana facility and recreational marijuana retailer at the existing vacant 14,400 square foot industrial building on the property located at **120 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcels D09-01-13B and is located in an I-1 zoning district.

B. #19-70: Stephen and Elizabeth Howley: The Marshfield Board of Appeals will hold a Public Hearing on October 22, 2019 at 7:00 P.M. pursuant to the Marshfield Municipal Code in accordance with a Remand Order by the Land Court in the case of Donald Almeida, Jeremiah Eck, Kevin Sullivan, and Kenneth Meuser v. Zoning Board of Appeals of Marshfield, Lynne E. Fiddler, Francis X. Hubbard, Mark Styles, Richard Murphy, and Brian P. Murphy as they are members of the Zoning Board of Appeals of Marshfield, Stephen Howley and Elizabeth Howley (Land Court No. 17 MISC 000652 (HPS)). This matter arose out of an appeal filed by Donald Almeida, et al., regarding the Zoning Board of Appeals grant of zoning relief to Stephen and Elizabeth Howley. This hearing is to consider the modified plans for a Special Permit/Finding/Variance and/or any other relief deemed necessary to raze and reconstruct the dwelling on the property located at **225 Bay Avenue**, parcel M05-10-37, which is located in an R-3 zoning district. Public Hearings were previously held for Cases #17-33, #17-43 and #17-51.

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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C. #19-66: VRT Corporation: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.05.B “Planned Mixed Use Development - Process” which requires a minimum of seven (7) acres of land in consolidated ownership to qualify for a Special Permit within the Planned Mixed Use District on the property located at **751 Plain Street** which is further identified on the Assessors’ Maps as being on parcel D10-03-10 and is located in the I-1 zoning district. This parcel has been isolated from a larger parcel as a result of land taking connected with the widening of Route 139.

D. #19-71: Benzine Development, L.L.C. and VRT Corporation: The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02 “Table of Dimensional and Density Regulations” that require a minimum lot area of 40,000 square feet and a lot width of 150 feet on the property located at **751 Plain Street** which is further identified on the Assessors’ Maps as being on parcel D10-03-10 and is located in the I-1 zoning district. This parcel has been isolated from a larger parcel as a result of land taking connected with the widening of Route 139.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

A. VRT Corporation/0 Enterprise Drive: Due to the requirements of other permits and construction logistics, the Petitioner is requesting a one (1) year extension on the Variance dated November 27, 2018.

VII. APPROVAL OF ANY MINUTES

September 10, 2019 September 24, 2019 October 8, 2019

VIII. ADJOURNMENT

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