



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
NOVEMBER 13, 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. #18-79: Mark Papas: 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 26' x 42' two (2) story single family dwelling and a 12' x 22.2' deck on the property located at **133 Meadowview Street** which is further identified on the Assessors' Maps as being on parcel K12-01-01 and is located in an R-3 zoning district.

B. #18-80: Kiho Seo/KLS Taekwondo, Inc.: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to change the use from "Retail and Service #2-Retail establishment selling general merchandise" to "Retail and Service #11-Other personal and consumer services establishment" and Site Plan approval under §305-12.02 of the Marshfield Municipal Code to establish a martial arts studio on the property located at **30 Stratton Avenue**, which is further identified on the Assessors' Map as parcel H07-04-26 and is located in a B-1 zoning district.

C. #18-81: William Pappastratis: 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 32' x 60' single family dwelling on the property located at **632 Summer Street** which is further identified on the Assessors' Maps as being on parcel F18-03-11 and is located in an R-1 zoning district.

D. #18-82: Scott Ryder: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to rebuild a 24' x 29' attached garage that was previously destroyed by fire and add an 8' x 23.5' second story deck on the property located at **3 Preston Terrace** which is further identified on the Assessors' Maps as being on parcel I16-04-01 and is located in an R-3 zoning district.

E. #18-83: Edward and Marian Gilmore: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 60' x 42' one (1) story single family dwelling with an attached single car garage and demolish the existing single family dwelling after a Certificate of Occupancy has been issued for the new dwelling on the property located at **102 Edward Street** which is further identified on the Assessors' Maps as being on parcel L05-23-13A and is located in an R-3 zoning district.

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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F. #18-84: Brixmor Webster Square, L.L.C.: The Petitioners are seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for the redevelopment and renovation of the existing building and parking lot to accommodate the permitted uses of an ice cream shop and a retail establishment on the property located at **57 Snow Road** which is further identified on the Assessors' Maps as being on parcel H07-04-27 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (11/13/2018):

A. #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.

B. #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.

C. #18-76: Dan Smith/D.H. Smith & Sons: The Petitioners are seeking Site Plan approval in accordance with §305-12.02 and §305-8.0 of the Marshfield Municipal Code for the construction of a 14,000 square foot accessory building for "Wholesale Transportation & Industrial, #3. Construction industry including suppliers" for a Landscape Supply Processing Yard which will consist of mulch and loam processing and the sale and display of landscape supply and lumber on the property located at **795 Plain Street and 887 Plain Street** which are further identified on the Assessors' Maps as being on parcels D10-02-07C and D10-02-03 and are located in an I-1 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.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

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

Board discussion re: subcommittee with Planning Board

VII. APPROVAL OF ANY MINUTES

April 10, 2018
June 26, 2018

May 8, 2018
July 10, 2018

May 29, 2018

June 12, 2018

VIII. ADJOURNMENT

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