



ZONING BOARD OF APPEALS MEETING
PLACE: SELECTMEN'S HEARING ROOM, MARSHFIELD TOWN HALL
NOVEMBER 26, 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. #19-64A: Kathleen Fox and Terrance Power: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 7'8" x 12' garage addition and an 8' x 12' roof deck on the property located at **2193 Main Street** which is further identified on the Assessors' Maps as being on parcel E20-01-02 and is located in an R-1 zoning district.

B. #19-75: Thomas and Mary Ann Digan: The Petitioners are seeking a Special Permit in accordance with §305-13.02.C.01 and §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.07 to construct an 8' x 15' float, a 15' ramp and a 72' pier on the property located at **1327 Union Street** which is further identified on the Assessors' Maps as being on parcel B18-01-01 and is located in an R-1 zoning district.

C. #19-55A: Health Circle, Inc.: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-201 which defines Medical Marijuana Facilities and Recreational Marijuana Retailers as distinct principal use classifications to allow them to operate both uses contemporaneously 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.

D. #19-76: Guy Tassinari: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 6.5' x 18' second story addition on the front of the dwelling, a 7' x 26' single story addition on the right and a 39' x 18' second story addition over the existing first floor on the property located at **89 Standish Street** which is further identified on the Assessors' Maps as being on parcel K12-02-49 and is located in an R-3 zoning district.

E. #19-77: Robert and Susan Herlihy: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 21' one story addition and a 6' x 10' covered porch on the rear of the dwelling on the property located at **675 Ocean Street** which is further identified on the Assessors' Maps as being on parcel L09-15-15 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (11-26-2019):

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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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.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

A. #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.

VI. OTHER BUSINESS:

A. 16-58: Charlene and Denis Green, 19 Telephone Street: request the Board's opinion as to whether an expansion of the entry landing to 6' x 8' as originally requested and referred to in Condition 1 of the November 29, 2016 Special Permit decision would be considered a minor modification. The Condition states "The means of egress, stairs and landing, of greater than 4' in height above grade shall have a 42" maximum framing width into the right side setback (north side)".

VII. APPROVAL OF ANY MINUTES

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

VIII. ADJOURNMENT

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