



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
FEBRUARY 13, 2018 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. #18-11: Richard Burchill: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a two (2) story 24' x 39' single family dwelling on wood piles that will be less non-conforming than the existing dwelling on the property located at **333 Plymouth Avenue**, which is further identified on the Assessors' Maps as being on parcel L09-09-16A and is located in an R-3 zoning district. (04/09)

B. #18-12: Brixmoor Webster Square, L.L.C./The Dispatch, L.L.C.: The Petitioners are seeking Site Plan approval in accordance with §305-12.02, §305-8.01, §305-8.06 and §305-8.07 of the Marshfield Municipal Code for a change in use from "Retail and Service (2) Retail establishment selling general merchandise" to "Retail and Service (3) Eating and drinking places not including drive-in establishments" to open a take-out sandwich restaurant on the property located at **Unit #9, Snow Road**, which is further identified on the Assessors' Map as parcel H07-04-37 and is located in a B-1 zoning district. (04/17)

C. #18-13: Gregory and Shawna Hoole: The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code to request relief from the "Table of Use Regulations, Community Facilities (5)" to allow the operation of a kennel, which is not currently an allowed use in an R-2 zoning district, on the property located at **212 Main Street**, which is further identified on the Assessors' Maps as being on parcel G09-04-04A and is located in an R-2 zoning district. (05/02)

D. #18-14: Theodore P.S. LeClair: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.01 of the Marshfield Municipal Code, specifically minimum frontage requirements, and such other further relief pursuant to the Marshfield Municipal Code as necessary, to construct a single family dwelling on the vacant lot on the property located on **Holly Road**, which is further identified on the Assessors' Maps as being on parcel H16-04-11 and is located in an R-3 zoning district. (04/27)

E. #18-15: Theodore P.S. LeClair: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.01 of the Marshfield Municipal Code, specifically minimum frontage requirements, and such other further relief pursuant to the Marshfield Municipal Code as necessary, for access from the lot on Holly Road (Parcel ID H16-04-11) to the single family dwelling on the property located at **165 Elm Street**, which is further identified on the Assessors' Maps as being on parcel H16-04-01A and is located in an R-3 zoning district. (04/27)

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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IV. CONTINUED HEARINGS TO DATE CERTAIN (02/13/2018):

A. #18-08: William Last, Jr./VRT Corporation: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 75' x 50' office building on the property located at **Enterprise Drive**, which is further identified on the Assessors' Maps as being on parcel D09-01-21 and is located in an I-1 zoning district. (03/19)

V. CLOSED HEARINGS/UNDER ADVISEMENT:

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

VII. APPROVAL OF ANY MINUTES

VIII. ADJOURNMENT

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