



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
FEBRUARY 28, 2017, 7:30 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. CONTINUED HEARINGS:

A. #16-72: Stephen Lynch, Michael Tobin, John Clancy/63 Central Street Trust: The Petitioners are seeking a Variance in accordance with Article X, Section 10.11 of the Marshfield Zoning Bylaws for relief from the conditions set forth under Article II, Definitions, which defines a Half Story "the floor area of which does not exceed two-thirds of the floor immediately below" to allow an approximately 20'x50' space that is approximately one-third of the footprint of the building on the property located at **63 Central Street**, which is further identified on the Assessors' Maps as parcel N06-05-06 and is located in an R-3 Zoning District.

IV. CLOSED HEARINGS/UNDER ADVISEMENT:

V. CONTINUED HEARINGS TO DATE CERTAIN (MARCH 8, 2017):

A. #16-50: Peter Armstrong, Matlin, LLC: PEER REVIEW/COMMENTS FROM TOWN DEPARTMENTS

The Petitioner is seeking a Comprehensive Permit, in accordance with M.G.L. Chapter 40B, for the construction of nineteen (19) duplex buildings, two (2) single family homes and one (1) commercial/office building; this development will consist of twenty-eight (28) one-bedroom units, eight (8) two-bedroom units, and four (4) three-bedroom units, which will total 40 units in all, 10 of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located Ferry Street Rear, which is identified on the Assessors' Maps as G12-29-02 and is located in an R-1 zoning district and the Water Resource Protection District. A copy of the application and the plans may be viewed at the Board of Appeals office in Town Hall.

VI. CONTINUED HEARINGS TO DATE CERTAIN (APRIL 12, 2017):

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 will be considered affordable according to the Boston Metropolitan

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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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.

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

#15-21: Frank Maglio: Request for Extension of Time due to plan development for **52 Preston Terrace**; SPNC was approved March 24, 2015.

VIII. APPROVAL OF ANY MINUTES

IX. ADJOURNMENT

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