



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MARCH 21, 2017, 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. #17-04: 875 Ocean Street, LLC:** The Petitioner is seeking a re-grant of a Variance in accordance with Article X, Section 10.11 of the Marshfield Zoning Bylaws to change the nonconforming use of the property from apartments to condominiums and to approve changes to a previous Site Plan Approval pursuant to Article XII, Section 12.02 of the Bylaws on the property located at **875 Ocean Street**, which is further identified on the Assessors Maps as parcel L10-08-13 and is located in a B-3 zoning district.
- B. #16-65: Dana Junior:** The Petitioner has agreed to re-open case #16-65 in order to seek resolution to the issue of vital access and to Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's decision not to issue a permit because the conditions set forth in a Variance granted June 7, 2016 have not been met on the property located at **91 Cohasset Avenue** which is listed on the Assessors' Map as parcel I11-21-03 and is located in an R-2 zoning district.
- C. #17-07: Dana Junior:** The Petitioner seeking an Appeal in accordance with Article X, Section 10.09 of the Marshfield Zoning Bylaws of the Building Commissioner's order in a letter dated December 28, 2016 to cease and desist filling in the property and road layout located on **Hingham Avenue** which is listed on the Assessors' Map as parcel I11-03-06 until Site Plan approval and a Special Permit are received from the Marshfield Zoning Board of Appeals; the property is located in an R-2 zoning district.
- D. #17-10: Ben Crisafulli:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to build an 8'x8' addition to the existing single family dwelling that will be built over a pre-existing deck on the property located at **46 Bryant Street** which is further identified on the Assessors' Maps as parcel M08-39-01 and is located in an R-3 zoning district.
- E. #17-05: Cellco Partnership d/b/a Verizon Wireless:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.10 of the Marshfield Zoning Bylaws, a Variance in accordance with Article X, Section 10.11 and Site Plan approval in accordance with Article XII, Section 12.02 for the installation of a 150 foot multi-user telecommunications tower; the installation will include installing twelve (12) antennas with remote radio heads at a centerline height of 147 feet, equipment cabinets, generator, transformer, Mesa cabinet on a 16'x20' elevated platform, flood proof propane tank on a

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concrete pad all enclosed in a fenced area with above ground utility service and access driveway extension on the property located at **114 Eustis Street**, which is further identified on the Assessors' Maps as parcel L06-02-01 and is located in an R-3 zoning district.

- F. #17-06: Marshfield High School Boys Lacrosse Boosters:** The Petitioners are seeking Site Plan approval in accordance with Article XII, Section 12.02 to construct a 16'x40' concrete lacrosse rebound wall on the southwest corner of the property located at **167 Forest Street**, which is further identified on the Assessors' Maps as parcel E10-02-09 and is located in a B-2 zoning district.
- G. #17-12: Jeffrey and Kathleen Quinlan:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to tear down the existing three bedroom dwelling and construct a new 28'x42' two-story dwelling, an attached 28'x24' two car garage with bonus room above, a 28'x12' front covered porch with roof deck and a 3'x7' covered porch entrance on the north side of the dwelling on the property located at **79 Ashburton Avenue**, which is further identified on the Assessors' Maps as parcel M08-29-02 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (MAY 2, 2017):

- A. #16-50: Peter Armstrong, Matlin, LLC:** 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.

V. 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 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.

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- VI. CLOSED HEARINGS/UNDER ADVISEMENT:**

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

- VIII. APPROVAL OF ANY MINUTES**

- IX. ADJOURNMENT**

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