

ZONING BOARD OF APPEALS MEETING

PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL

WEDNESDAY, APRIL 20th, 2016 at 5:00 p.m.

MEETING MINUTES

Members Present:

Joseph Kelleher
Frank Hubbard
Brian Murphy, Associate
Richard Murphy, Associate

Also Present:

Jerry O'Neill, Building Commissioner
and Code Enforcement Officer

MARSHFIELD TOWN CLERK
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2016 MAY - 9 AM 9:34

CALL TO ORDER / ROLL CALL: Mr. Kelleher noted Mr. Ford, Ms. Fidler and Ms. Conway were not available for the meeting.

REMAND HEARING: #16-12: Cindy Castro: The Petitioner is seeking as Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to raze and reconstruct a pre-existing, non-conforming dwelling and garage, by expanding the house with a 16' x 16' and two 6½' x 7½' additions on the rear of the new dwelling and increasing the garage from 18'x 20' to 24' x 24' – both additions will not increase the existing non-conformity on the property located at 31 Ashburton Avenue, which is further identified as parcel M08-46-03 and is located in an R-3 zoning district.

Mr. Kelleher opened the hearing by reading the petition into the record.

Present before the Board: Cindy Castro

Mr. Kelleher stated he wanted to inform the Board and the audience that it was brought to the office's attention that there was an error in the notice for the original hearing and rather than the neighbors being noticed, notice was sent to people who live approximately 2 blocks away from the property. After informing the applicant, Ms. Castro insisted the Board re-advertise and re-notice the correct abutters, so everyone was aware of what she was proposing. This is that hearing. Mr. Kelleher continued that the Board is already aware of the petition, but he would like Ms. Castro to provide an overview so anyone interested can hear her plans.

Ms. Castro stated she plans on tearing down the existing house and rebuild on the same footprint. The garage will be a bit larger so she can fit her truck in it and keep it off the road, and she is adding a small addition to the rear, but it is less non-conforming than the house and meets the setbacks. The house is going to be pretty much the same style and view as the current one. She wanted to repair the home, but it is in such disrepair and so out-of-date that it would cost her tens of thousands of extra just to bring it to code, so it is actually less expensive to demolish and build new. She also was requesting to be allowed to have a trailer on the site during construction.

Mr. Kelleher asked if any Board members had questions: None. He asked if any members of the audience had questions.

Sharon Boormeester, 27 Ashburton: She is really not concerned with this house; she looked at the plans and she was fine with them. She really wanted to talk to the Board about 46

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Ashburton, it is too oversized for the neighborhood. Mr. Kelleher stated that is not in front of the Board now, and he does not remember that coming before the Board. Mr. O'Neill stated it didn't; it was by right; it satisfied all the zoning requirements.

Donnie Boormeester, 27 Ashburton: He agrees with his wife; he doesn't object, but was concerned that they were not informed until his wife questioned it.

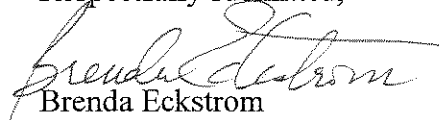
Pat (Helen) Perry, 15 Hancock St: She added her concerns about 46 Ashburton and wanted to know where the trailer would be; Ms. Castro stated it would be where the garage is now – they will demolish that and put the trailer there.

With no other comments and no other questions, Mr. Kelleher moved to close the hearing; seconded by Mr. Hubbard. VOTE: Unanimous. Mr. Kelleher moved to grant the Special Permit, as requested, granting the location of the trailer for up to 30 days after the occupancy permit; seconded by Mr. Hubbard. VOTE: Unanimous.

Mr. Kelleher asked about the dates for the following meetings, due to Town Meeting and the Special State Senate Elections. After discussion, the dates will be: May 3rd, May 17th, June 7th, and June 21st, and then we can get back on the 2nd and 4th Tuesday schedule. Mr. Kelleher noted he will not be at the May 3rd meeting.


ADJOURNMENT: Mr. Kelleher announced the next meeting would be May 3, 2016 and adjourned the meeting. NEXT MEETING WILL BE MAY 3, 2016 at 7:30 p.m.

Respectfully submitted,


Brenda Eckstrom
Zoning Aide

These minutes were approved by the Board on May 3, 2016 by a
Unanimous vote.

Signed,


Clerk