

**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

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*Members Present:*

*Lynne Fidler  
Francis X. Hubbard  
Heidi Conway  
Brian Murphy  
Richard Murphy  
Stephen Feeney*

*Also Present:*

Ms. Fidler called the meeting to order at 7:02 and advised that she would be the Hearing Officer. She stated that the meeting would be recorded by Marshfield Community Television (MCTV). She also advised that the Board had a quorum.

**#18-39: Gregory and Shawna Hoole:** The Petitioners are seeking a Special Permit in accordance with §305-10.10 of the Marshfield Municipal Code to operate a dog training facility in a leased space measuring approximately 1400 square feet on the property located at **756-762 Plain Street** which is further identified on the Assessors' Maps as being on parcel D10-05-01A and is located in a B-2 zoning district.

Ms. Fidler read Petition #18-39 into the record. Mrs. Shawna Hoole said that she is a certified dog trainer that travels from house to house to do in home dog training. She said that people always ask her if she had a facility to go to. She said she and her husband, Gregory Hoole, searched and found a place next to Anthony's Pizza and the Ming Restaurant, 760 Plain Street; there are two (2) offices there. Ms. Conway asked if this was where Road To Responsibility used to have their shop; Mrs. Hoole said that she believed so. Mrs. Hoole said that the floor plan that they submitted was not accurate. She said it is an all open area in the front and back. She said that it has a back entrance where the clients and dogs would enter. The front would be a small retail area with training tools and treats. She said it would be like a dance studio where they have jazz and ballet classes at 4:00, 5:00 and 6:00. There will be a maximum of five (5) dogs per class and will give them socialization time. This is a good opportunity for a smaller amount of dogs. Mr. Hoole said that he had submitted the business plan which represents what they want to do. He said that they have a pending lease with the management company based on the outcome of the hearing.

Ms. Fidler asked if there were any questions from the Board. Mr. Hubbard asked if this was the area owned by Tedeschi's, the 7-11 and Starbucks and Mr. Hoole said that it was. Mr. R. Murphy said that Starbucks was not included. Mrs. Hoole said that there was also a small building in the back. Ms. Fidler stated that they need a Site Plan. She had spoken to Town Counsel who told her that there are multiple nonconforming uses on the property. She asked if the Board had thought about that. Mr. R. Murphy stated that the use is allowed and asked what the nonconforming uses were. Ms. Fidler said that she did not have details and Mr. Galvin would be at the meeting at 8:30. She said she was not sure if this was similar to Michael's Landscaping. Mr. B. Murphy asked Mr. Hoole if he know where Michael's and the Salty Dog were located. Ms. Fidler said that if you look under Retail and Service, this would be more of a service.

**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

Mr. Hoole said that they share a walkway with Anthony's; you go down the walkway to the door of their unit. Mr. Hoole pointed out the entrance on the plan. Mrs. Hoole said that there is a little courtyard out front with the 7-11 and Anthony's. Mr. R. Murphy asked if they would have dogs overnight and Mrs. Hoole said they would not. There will be hour long classes; the dogs can come multiple times a week but there will be a set schedule. Mr. R. Murphy asked if the waste would be handled inside and Mrs. Hoole said that it would. Mr. Hoole said that there would be a dumpster. Mrs. Hoole said that the longest the dogs would be in the facility would be one (1) to two (2) hours depending on how many classes they signed up for. Ms. Conway asked what time the classes would be because there are residences in the back. Mrs. Hoole said that they would not open earlier than 9:00 A.M. or after 10:00 P.M. She said that they have five (5) kids so for family purposes, it will be based around them. She said that she is certified in dog bite prevention and has gone around to schools. She will look at having that at the facility.

Ms. Fidler asked if there were any questions from the Board and there were none. She said that the third page of the application, Form 2C, numbers 7-10 have not been addressed. Ms. Fidler said that she knew the Hooles have a pending lease and asked if they had a proposed lease. Mrs. Hoole said that she has it in her email but did not print it out; Mr. Hoole said that they could send it now. Ms. Fidler said that it was alright, there were a few things on the checklist. Ms. Fidler said that the Hooles had discussed with the leasing company the options for animal waste removal in Article 5, #7 as well as the noise. She asked if the leasing agents have received approval to move forward with the dog training. Mr. Hoole said that they talked to the real estate agent and the leasing company and the Hooles plan on having their own insurance for liability. Ms. Fidler confirmed that Mrs. Hoole was certified and Mrs. Hoole replied that she was and that she has been in the pet industry for over fifteen (15) years. Mrs. Hoole said that they understand that there are other tenants, that there is an apartment complex in the back and their goal is to be respectful. She knows that dogs bark so they will keep the numbers small and there won't be dogs there at night. She said that they plan on using the bag system for waste removal and they will put it in the back; if the people don't do it then Mrs. Hoole said that she will clean it up and it will be part of her daily duties.

Mrs. Fidler said that the Hooles have answered all of her questions and the Board doesn't have any. She said that they needed to get into the actual use. Mr. Hubbard asked if Road to Responsibility had been there before and Mrs. Hoole replied that they were. Mr. Hubbard asked if Road to Responsibility had a retail establishment. Mrs. Hoole said that she was not sure but several Board members said that they did. Mr. Hoole said that there was a karate studio there before and Mr. B. Murphy said that was the same premise. Mrs. Fidler stated that there was no public to weigh in and made a motion to close the hearing. This was seconded and all were in favor. Mr. Hoole asked if the Board would make a decision tonight and Mrs. Fidler said that she wasn't sure because she wanted Town Counsel involved in this.

**#18-40: Marlene LaBossiere:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to raze an existing single family dwelling and construct a new approximately 20' x 30' dwelling on pilings which will be no more nonconforming than the existing structure on the property located



**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

at **75 Central Street** which is further identified on the Assessors' Maps as being on parcel N06-05-10 and is located in an R-3 zoning district.

Ms. Fidler read Petition #18-40 into the record. Ms. Labossiere said that the architect was on the way. Mr. Hubbard said that they should take a five (5) minute break and Mrs. Fidler called for a five (5) minute recess. Mrs. Fidler called the meeting back to order at 7:29. Robert Crawford, Ms. Labossiere's architect, said that they wanted to tear down the existing house which is about 340 square feet and replace it with a single story 600 square foot dwelling on piles. He said the lot itself is very small, 3310 square feet which is about 42' x 80'. Mr. Crawford said that the new FEMA Map has the Flood Elevation at 16 feet; they are proposing to raise it up on piles to a first floor elevation of 17 feet. There are two (2) landings and stairs and Mr. Crawford pointed out the stairs on the plan. He said the landing is 6 ½ feet x 4 feet with the stairs going in a southerly direction. The other landing is about 4' x 4 ½ feet with stairs facing toward the front. Mr. Crawford said this is a 3300 square foot lot in a 10,000 square foot zone. The minimum front setback per Zoning is 15' and there is a little over 24'; they are increasing this to 25'. They are increasing the rear setback by about two (2) inches; the right side will increase from 7' to 8'. The left side will increase by a couple of inches and will be 13 feet, 2 1/2 inches when finished. Ms. Fidler said they are going to a 17' elevation as indicated with FEMA at 16'; the footprint will be the perimeter of the beam on the new timber piles; this will be no more nonconforming; the egresses would remain the same coming into the building; there will be a platform and the stairs.

Mr. Crawford said the main entrance to the house will be on the left side; there's an existing deck and the back left rear corner is where the other entrance/exit location after construction. Ms. Fidler said she briefly went over this with the Building Commissioner and he said he said that nothing stood out for him but he may have some questions in the future. Ms. Fidler asked if there were any questions from the Board and there were none. Mr. Crawford said he had the elevations. Ms. Fidler said the Board did not have the elevations and the architectural renderings of the house unless they were in the file. Ms. Porreca said they were not. Mr. Crawford said that he just got them today and he has three (3) copies; Ms. Fidler said that they could share. The Board took a few minutes to review and plans were passed to Ms. Porreca for the file. Mr. Crawford said that he also had pictures of the existing house. Ms. Conway asked if this was next to one that the Board did awhile back and Ms. Labossiere said that it was. Ms. Fidler asked about the existing shed and Ms. Labossiere said that she assumed that it would stay the same. Ms. Fidler said that the Board could not endorse the shed and Ms. Labossiere asked what that meant. Ms. Fidler explained that the shed was not part of her application. Ms. Fidler said that there was no public comment on her project. She made a motion to close the hearing which was seconded; all were in favor. She said that the Board will deliberate and let her know unless the Board was ready to make a decision now. The Board was ready; Ms. Fidler asked if they needed any discussion and they did not. Ms. Fidler made a motion to grant the Special Permit which was seconded; all were in favor. Ms. Fidler stated again that the shed is not endorsed. Ms. Labossiere said that she has been homeless since the January storm when the National Guard had to get her and her two (2) dogs.

**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

**#18-41: Michael Solimando:** The Petitioner is seeking a Special Permit in accordance with §305-13.02.c.1 of the Marshfield Municipal Code to construct and maintain a 4' x 39.7' pile supported pier with an attached 3' x 32' long ramp to a pile held 12' x 20' float in the South River and a Variance under §305-10.11 for relief from §305-6.07, which requires a 10' setback from a rear property line for an accessory structure, to construct a 4' x 7' set of stairs to provide access to the pier on the property located at **1180 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-17 and is located in an R-3 zoning district.

Ms. Fidler read Petition #18-40 into the record. She stated that the Petitioner had requested that this be continued until the June 26<sup>th</sup>, 2018 meeting at 7:00 P.M. and that this completed the new Hearings.

**#18-32: Webster Point Village:** The Petitioner is seeking a substantial Modification of that Comprehensive Permit pursuant to G.L. c. 40B issued by the Marshfield Zoning Board of Appeals on August 6, 2015 to Webster Point Village, LLC regarding the development known as "Webster Point Village", such that the requirement to record a Conservation Restriction pursuant to G.L. c. 184, s.31 as found in said Decision, including but not limited to, Condition No. 8 on page 3 – Compliance With State and Federal Requirements, and Condition No. 2 on page 6 – Conditions Precedent to Commencement of Project, be removed and substituted in its stead is a requirement to record a Restrictive Covenant pursuant to G.L. c. 184, s.23, or such other relief and findings as may be necessary or required for said substitution. The project is located off Careswell St., Marshfield, and partially in Duxbury (Duxbury Assessor's Map 170-002-003), is shown on the Town of Marshfield Assessor's Map J2-05-Lot 1A and has a total area of approximately 44.71 acres and the Marshfield portion of the project is located in R-2 zone.

**Webster Point Village:** The Applicant requests that the Marshfield Zoning Board grant an extension of the insubstantial change that was to extend the Comprehensive permit for one (1) year.

The Applicant also requests that the Zoning Board approve the continuation of hearing **#18-32** to June 26, 2018.

Ms. Fidler said that Webster Point Village went back and forth today with Mr. Galvin and Ms. Porreca to iron out the plan for Webster Point, their restrictions and their restrictive covenants. Attorney Shelmerdine would like to postpone the hearing and have the Board continue it to June 26<sup>th</sup>, 2018. At that point they will go through both the substantial change and the extension; she would like Mr. Galvin to be at that meeting. Ms. Fidler made a motion to continue this hearing which was seconded; all were in favor.



**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

**#18-33: 1871 Ocean Street** – The Site Plan dated April 5, 2018 should be updated to reflect the correct location of the fence and the easement; a signed and stamped corrected Site Plan should then be submitted to the Board for review.

Ms. Fidler said that she wanted to talk briefly about 1871, the proposed Mexican restaurant with the outdoor seating. She said that the Board approved their request for Site Plan approval and a Special Permit at the May 8<sup>th</sup>, 2018 meeting and the decision was filed in the Town Clerk's office. The owner of Tumblefun, an abutter, said that the Site Plan submitted was not correct and that there was a pretty significant conflict with the fence and the location of the easement. Ms. Fidler said that there were two (2) site Plans in the Board's packets and she just wanted to give a heads-up on this. She said that the Decision gave the Selectmen the final decision on the placement of the fence as the fence appeared to be in the easement; it also reads that the fence would be on the property line. Ms. Fidler said that the Board would need Jeffrey Morse to re-plot the location of the building in relation to the easement, fence and to the property boundaries. She said the Board is all set with their Decision but will ask him to revise the Site Plan, have it signed and stamped and submitted to the Board. Ms. Porreca said that the abutter also had the big master blueprint and Ms. Fidler said that she didn't know why the master plan wouldn't have the correct boundaries on it. She then said that they would move on.

Ms. Fidler stated that Item C was to elect officers for 2018 to 2019 – Chair, Vice Chair and Clerk. She said that she had been under the understanding that the election would be done in July but it was mentioned at the last meeting and she was not there. She said that they can put in nominations, give it some thought and vote at the next meeting or they could go back and deliberate the hearings.

Mr. B. Murphy said that they should deliberate and Ms. Conway said they should get that done and asked if they should wait for Mr. Galvin. Ms. Fidler said that she had wanted to ask him about "use" but she thought they could go ahead and deliberate and then ask Mr. Galvin should they have any questions. Mr. R. Murphy asked if there was a question about multiple uses of their business. Ms. Fidler said that there were multiple uses at the location that are called out as Retail; Retail in the Zoning Bylaws is not specifically outlined as dog or pet. Mr. R. Murphy said that he sees this as a service business and not a kennel; kennels are overnight. He said it is a service business because they are servicing dogs as opposed to people. Ms. Fidler said it was retail and Mr. R. Murphy said it was retail and service. Mr. Hubbard said restaurants are not retail, that it is service-oriented with two (2) restaurants in the same building, Anthony's and Ming. Ms. Conway said that 7/11 was also there. Mr. Hubbard said that buying a bag of chips is different than buying a sub or a pizza. Mr. R. Murphy said it was like a gym selling bottled water. Ms. Conway asked if Mr. Galvin had said something specific and Ms. Fidler said he had not. Ms. Fidler read the definition of "Use, Substantially Different" from the Marshfield Municipal Code: "A use which by reason of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment or similar characteristics from the use to which it is being compared." She said that this is different and asked Mr. Hubbard if he had any comments. Mr. Hubbard said that he just sees it as a service business and doesn't see it as retail at all. Ms. Conway said that they would be selling stuff there, too, because it is part of



**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

what they do. Mr. Hubbard said that was incidental and they had never applied retail that strictly to any place else. Ms. Conway asked if they had said retail for the dog people across the street and was that what they determined for the Salty Dog, because they sold collars there. Mr. B. Murphy said that the Board figured out that they could use the use and they allowed it. Ms. Fidler said that every case is different and asked if they should pull out the previous decision to see what it said. Mr. B. Murphy said that he thinks the premise is the same in both cases. Ms. Fidler said they had the dogs there from 8:00 in the morning until the owners picked them up. She said this was different because it was more transient. Ms. Conway said they were washing dogs rather than training; they were doing something for service but they were also selling products there. Ms. Porreca asked how long ago the previous decision was; Ms. Fidler said about a year ago and Mr. B. Murphy said it was J. Michael Landscaping. Ms. Fidler said it was a Site Plan; it was a warehouse with an existing and an accessory building. Mr. B. Murphy said it was J. Michael but he had a different company name. Ms. Conway said it was Plain Street something and then asked if it was Argo; other Board members said that it was. Ms. Conway said that the retail piece of that came before the Board. Mr. Hubbard asked if that was dealing with rear storage and Mr. R. Murphy said that he thought so. Ms. Fidler asked if the building was in back and someone replied that it was. There was doggy day care on the property and the Board didn't endorse that. Mr. R. Murphy said that the property owners didn't go before the Board, the business owner did. Ms. Fidler said that the Petitioner was here without a copy of their lease; she was hopeful that they would have it. Ms. Fidler read from the Argo decision, "The current doggie daycare business is not an allowed use, however, due to a prior error in finding, the Board shall allow it to remain, but there shall be no sale, transfer or change in use or expansion thereof without the Town rendering a finding on it." Mr. R. Murphy wanted to know why the previous people had come before the Board. Ms. Conway said they wanted to sell their business but somebody else could not take over the building. The Board reviewed the Table of Use Regulations. Ms. Conway said that it could be classified as Personal Consumer Service and Mr. B. Murphy agreed. Mr. R. Murphy mentioned they were in the Water Resource Protection District (WRPD) and Mr. B. Murphy said they need the Special Permit.

Ms. Fidler said that she didn't think this was comparing apples to apples with this site or situation. Ms. Conway said they were just referencing the retail piece that is before them. Ms. Porreca said that 1289 Ocean Street was a multiple use; Ms. Conway said that was a mixed use building. Ms. Conway said that she did not have an issue with them doing this; Mr. Hubbard also did not have an issue; Mr. B. Murphy said it was a good spot for it. Ms. Fidler said they would classify this as Retail Service and Mr. Hubbard agreed. Ms. Conway said that if they have a license to do something they will need to get a DBA (Doing Business As) from the Building Department. Ms. Fidler said that their application was incomplete and they will impose the following Conditions: complete numbers 7-10 on page 3 of Form 2C, Requested Findings of Fact-Special Permit and they should submit a copy of their proposed lease. Ms. Fidler made a motion to approve the petition for a Special Permit which was seconded; all were in favor.

**C. Election of 2018-2019 Officers**

Ms. Fidler said that leaves the Board with the election; both she and Ms. Conway thought this



**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

was to be done in July. Mr. B. Murphy said that it was up to the Board to elect officers at any time with the majority of the Board; you can ask Mr. Galvin but they can reorganize at any time. Ms. Fidler said that she would like to stay as Chair; she has been Vice Chair and Chair for a short period of time since Mr. Ford resigned. She also has had experience as Clerk since 2014. She said it has been a learning curve sitting there, she is up for the challenge; she has the time and is willing to put in the work. She appreciates the work of the people to her left and to her right. She would like to serve the Town and feels it is something she will continue to hopefully work on as a team. She said that she understood that Mr. B. Murphy has also expressed interest in being Chair and she is sure that Mr. Hubbard has an interest. Ms. Fidler said that she has put a lot of effort into it, she takes it seriously and someone who likes to listen. Ms. Conway thanked Ms. Fidler and said that she does a good job. Ms. Fidler said that she knows she is not perfect; it has been four (4) years and she is continually learning things. She said that the Board functions together as a group. She said they have had some ups and downs and that not having input from a Building Commissioner has been a challenge. There was always input from the Building Commissioner at every hearing she was a part of since 2014. She said they now have a new Building Commissioner and she is looking forward to working with him. Ms. Conway said that Ms. Fidler represents herself well. She agreed that it is a learning curve and said that Ms. Fidler had no teaching going on. She said that Ms. Fidler's consistency and integrity were important for the Board and she seconded the nomination. Ms. Fidler said that she isn't saying that she should be Chair but she does want to continue to have a positive impact. She asked for more nominations and said that she will try not to get her feelings hurt because that isn't what this is about. It's about doing the best job for the Town of Marshfield, listening and taking in other people's opinions.

Mr. Hubbard said that he would also like to put in his name as Chair. He said that other than his recent health issues, which have improved greatly, he has served the Board quite adequately and he has run meetings before. He said that he puts a lot of research into this and having some knowledge of the law has helped as far as the conduct of the hearings. He would like to be nominated for Chair, also. Mr. B. Murphy seconded the nomination and asked if they now voted on Chair. Ms. Fidler said that she would like to know what Mr. R. Murphy had to say. Mr. R. Murphy said that both are very good candidates and he thinks the white spotlight will be put on him to make a decision. He said that he stepped on the Board to make the tough decision. He told Ms. Fidler not to take it the wrong way and this wasn't personal, but he would feel comfortable with Mr. Hubbard. Mr. R. Murphy said that Ms. Fidler had a tough time and he understands that she worked through a lot of that but he would like Frank as Chair. Ms. Fidler asked Mr. R. Murphy if when he said that she had a tough time, was that a personal reflection on what she should do to improve. Mr. R. Murphy said that they have talked about this after meetings; that she should talk less sometimes when asking questions and he wasn't being rude. He said that sometimes there are questions asked that don't need to be asked; they take up a lot of time and are moot points. Mr. R. Murphy said that he disagreed with Ms. Fidler about the Building Commissioner. He sees the Building Commissioner on the Board not so much for Zoning but for building codes which few of the Board understand, except for Mr. B. Murphy. He sees the Commissioner as overseeing the building codes and not so much Zoning. Ms. Fidler said that he is the Zoning Enforcement Officer; Mr. R. Murphy said it could be after a decision had been made. He said that he didn't think Mr. O'Neill knew Zoning that well; he thinks Mr.



**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

O'Neill was used as a crutch and that a lot of times his opinion was wrong. Ms. Fidler said that was all constructive. She asked Mr. Feeney if he had anything to say and he did not. Mr. B. Murphy said that he did not want to offend Mr. Feeney but it was only the five (5) permanent members that voted and he hoped that would change.

Ms. Conway said that she has issues with the behaviors on the Board at times and it has been hostile towards people in the Town who have come to us; people have been argumentative and leaders shouldn't do that. She told Mr. Hubbard that as much as she liked him, she was concerned about that. She asked if she thought Ms. Fidler has things to learn and said she did. She said there has been no learning just "here you go". Ms. Conway does not think that Ms. Fidler has had the assistance of the Board that she should have had. She said when Mr. Kelliher was here others had the opportunity to run meetings in the event the Board had a situation. She thinks that conduct at meetings had been questionable at times; she isn't sure if the Board needs to put themselves and the Town in that position. Ms. Conway said that Mr. Hubbard has tons of knowledge but she thinks it is more than a law degree. Mr. Hubbard said that he understands all of that. There are times that he does become, he wouldn't say argumentative, but he does become forceful in his arguments. He said that generally it is a reaction to the public, whether it's a question that is not appropriate, a behavior that is inappropriate or an accusation about the Board as a whole. He said he has never once reacted to a single applicant in that way and he never once dealt with a person that way.

Ms. Fidler said that at this point there were three (3) votes in favor of Mr. Hubbard so she doesn't think chatting or waiting for another day will change who the Chair will be. She wished Mr. Hubbard the luck he deserved and said the Town would be grateful for his service. She hoped his health remains consistent because she knew he hadn't been here from January to May. Mr. Hubbard said that as he explained, he is under new treatment and his health should improve significantly. Ms. Fidler said that she does care and she thinks that Mr. Hubbard is a nice guy. Ms. Fidler made a motion to vote for Mr. Hubbard as Chair and Mr. B. Murphy seconded the motion. Mr. Hubbard, Mr. B. Murphy and Mr. R. Murphy were in favor; Ms. Fidler and Ms. Conway were opposed.

Ms. Fidler asked if there were anyone for Vice Chair and Mr. B. Murphy said that he would like to be Vice Chair; Mr. Hubbard seconded this. Ms. Fidler asked if there were any comments and there were none. Ms. Fidler made a motion to appoint Mr. B. Murphy as Vice Chair which was seconded; Mr. Hubbard, Mr. B. Murphy and Mr. R. Murphy were in favor; Ms. Fidler and Ms. Conway were opposed. Ms. Fidler asked if they had anyone for Clerk. She said that she would appoint Mr. R. Murphy which was seconded. Mr. R. Murphy said that he had no interest in being Clerk. Ms. Conway asked Mr. B. Murphy if he wanted to do both; Mr. B. Murphy asked Mr. Hubbard if he wanted to do both. Mr. Hubbard said he would do both but asked for a minute to look something up. Mr. Hubbard read from the Rules of Procedure, "The regular members shall elect annually from their number a Chairman, Vice-Chairman and Clerk". He said that the Rules don't say that it has to be three (3) different individuals. Mr. B. Murphy asked Mr. Hubbard if he would be willing to do it and Mr. Hubbard said that he would. Ms. Fidler nominated Mr. Hubbard as Clerk which was seconded; all were in favor. Ms. Fidler wished the officers good luck and asked if there was anything else to bring up. Mr. B. Murphy said the summer schedule.



**ZONING BOARD OF APPEALS MEETING PLACE: HEARING ROOM 2,  
MARSHFIELD TOWN HALL JUNE 12, 2018 7:00 P.M.  
MEETING MINUTES**

**D. 2018 summer schedule**

Mr. B. Murphy said that wanted to do one (1) meeting in July and one (1) meeting in August last year but they ran into the Modera project which led to a lot more meetings. He said that he would still like to meet once in July and August. Mr. Hubbard agreed and said he was concerned about dates near the end of the summer because people will be moving to college and getting their last vacations in. He also said that they should leave it open to revision if a lot of applications come in. After some discussion the Board decided to meet on July 10<sup>th</sup> and August 14<sup>th</sup>.

Ms. Fidler asked if the Board had an Executive Session with Mr. Witten and Mr. R. Murphy said that it was on June 26<sup>th</sup>. Ms. Fidler asked if it was at 7:00 or 6:30; Ms. Porreca said they should do 7:05 again because they have to open the meeting to go to Executive Session. Mr. Hubbard asked what this was regarding and Ms. Porreca stated Bay Avenue.

The Board confirmed the July and August meeting dates and Mr. Hubbard said Ms. Fidler should finish the hearing since she had opened it. Ms. Fidler made a motion to adjourn which was seconded; all were in favor.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,



Nanci M. Porreca  
Zoning Administrator

I attest the foregoing minutes were approved by the Zoning Board of Appeals at their

November 13, 2018 meeting by a 5-0 vote.

Signed: \_\_\_\_\_

 Date: 12/13/2018