



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
UPCOMING HEARINGS NOTICE

A public hearing will be held by the MARSHFIELD ZONING BOARD OF APPEALS at Marshfield Town Hall 870 Moraine Street Marshfield, MA, in Hearing Room 2, on **TUESDAY, NOVEMBER 1, 2016 at 7:30 p.m.** to consider the following:

#16-54: St. Mary & St. George Coptic Church: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to enlarge the existing building of the church with an approximately 34' x 54' addition and modify the façade to make one uniform-looking building with a domed steeple and other adornments in keeping with traditional Coptic churches on the property located at 255 Furnace Street and 490 Main street, which is further identified on the Assessors' Maps as parcel F10-05-04 and F10-05-05 and is located in an R-1 zone.

#16-55: Robert Carmody: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add extend the existing dormers on the front and back of the existing dwelling, and to add a 38' x 10' deck across the front of the home, which is located at 1329 Ferry Street, which is further identified on the Assessors' Maps as parcel I16-13-04 and is located in the R-3 zoning district.

#16-53: John Clancy / Michael Tobin, Trustee, Sixty Three Central Street Trust: The Petitioner is seeking an Appeal of the Building Commissioner's decision in accordance with Article X, Section 10.09(6) that the third story's floor area is greater than what is permissible by-right. The petitioner argues that the deminimus approval granted by the Board in December 2015 that allowed him to knock-out the dormer and replace it with the full-size wall, granted an implied variance that allowed the third floor area to exceed the 2/3 area below, and also to be allowed to put a shower in the bathroom on the second floor on the property located at 63 Central Street, which is further identified as parcel N06-05-06, and is located in an R-3 zone.

#16-54: Richard & Cathy Holbrook: The Petitioner is seeking Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a rear shed dormer on the second story bedroom on the existing style cape-style roof on the property located at 26 Cove Street, which is further identified on the Assessors' Maps as parcel N05-02-05 and is located in an R-3 zoning district.

#16-55: Charlene & Denis Green: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to raze the existing dwelling and build a 2-story residence 28' x 40' with a 28' x 14' front deck with a garage below, and a 20' x 14' rear deck on the property located at 19 Telephone Street, which is further described on the Assessors' Maps as parcel M04-05-04 and is located in an R-3 zoning district.

#16-56: Sajjan Enterprises, LLC: The Petitioner is seeking a Special Permit, in accordance with Article X, Section 10.10, as required by Section 5.04 of the Marshfield Zoning Bylaws, to operate a retail convenience store having less than 8,000 s.f. of retail floor area and a Site Plan modification per Section 12.02 and 12.08 due to the change of use on the property located at 915 Ocean Street, which is further described on the Assessors' Maps as parcel L10-08-10 and is in a B-3 zone.

Joseph E. Kelleher

Mark A. Ford

Lynne Fidler

Francis X. Hubbard

Heidi Conway

Brian Murphy

Richard Murphy