



**ZONING BOARD OF APPEALS MEETING**  
**PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL**  
**NOVEMBER 15, 2016, 7:30 p.m. - AGENDA**

**I. CALL TO ORDER / ROLL CALL**

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

**III. CONSIDER MINOR MODIFICATIONS:**

**Peter Igo Park – Site Plan Modification:** The Friends of Peter Igo Park are requesting a modification to the Site Plan Approval granted by the Board on September 24, 2016 Case # 13-66. Said modification includes the installation of a wood framed shade structure adjacent to the tennis courts. The shade structure would be 10 ft. by 10 ft. square with an 8 ft. head clearance. No walls are proposed. Structure would be supported by four 6x6 pressure treated corner posts fastened to concrete footings. The structure would have an asphalt shingled roof. The United States Tennis Association strongly recommends the installation of shade shelters in and around outdoor tennis courts in public parks to prevent over exposure to sun and heat.

**IV. CONTINUED HEARING:**

**#16-50: Peter Armstrong, Matlin, LLC: PRESENTATION BY THE PETITIONER:**

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

**VI. APPROVAL OF ANY MINUTES**

**VII. ADJOURNMENT:** The next Meeting regarding this hearing will be Tuesday, November 29, 2016, and then another on Tuesday, December 13, 2016. The Board's next regularly scheduled meeting is December 6, 2016.

*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.*