



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, Hearing Room 2, on **WEDNESDAY, October 9, 2013 at 7:30 p.m.** to consider the following:

7:30 p.m. Lawrence & Lizanne Rhodes: Petitioners are seeking a Special Permit in accordance with Section 10.12 for an expansion of a pre-existing non-conforming structure or, in the alternative, a Variance in accordance with Section 10.11 of the Marshfield Zoning Bylaws, to add a 10' x 16' one story addition to the rear of the house, on the property located at 64 Sheridan Drive, which is listed on the Assessors' Maps as K11-01-17 and is in an R-3 zone.

7:40 p.m. Anthony & Krista Salamone: Petitioners are seeking a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws for an expansion of a pre-existing, non-conforming structure, to redesign the existing cape-style to become a 25' x 36', two-story colonial with a 6' x 36' shed on the rear of the house, which will remain in the required setbacks on the property located at 88 Arlington Street, which is listed on the Assessors' Maps as I11-25-08 and is in an R-2 zone.

7:50 p.m. Jim Handley: Petitioner is seeking a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws to add a 5' x 6' extension to the existing second story deck with stairs to grade on the property located at 167 Foster Avenue, which is identified on the Assessors' Maps as L09-21-08 and is in an R-3 zone.

8:00 p.m. Richard & Kristine Mosca: Petitioners are seeking a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws for an expansion of a pre-existing, non-conforming structure, to add two bedrooms by adding height to the walls of the existing dwelling; the roof line will be raised 12 inches, which will remain well below the 35 foot maximum height allowable, but will enable the petitioner to create two rooms in what is currently the attic. This improvement does not increase the existing non-conformity and does not increase footprint of existing structure located at 111 Edward Road, which is identified on the Assessors Maps as L05-24-01 and in an R -3 zone.

8:10 p.m. Treadstone Properties, LLC: Petitioner is seeking Site Plan Approval under Section 12.02 and a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws to construct a 26' shed dormer that will bump out on the north facing roof of the existing structure; dormer shall remain completely within the current footprint on the property located at 733 Plain Street,



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which is identified on the Assessors' Maps as D10-03-08 and is in the I-1 zone.

8:20 p.m. Town of Marshfield, Department of Public Works / Wastewater Department: The Petitioner is seeking Site Plan Approval in accordance with Section 12.02 and a Special Permit under Section 10.12 of the Marshfield Zoning Bylaws for the properties located at 40 Avon Street, identified as the Avon Street Pump Station, listed on Assessors' Map as M04-11-09, 2 Island Street, known as the Central Street Pump Station, listed on the Assessors' Maps as N06-06-64; both are in R-3 zones.

Avon Street Pump Station: The Petitioner is seeking to make renovations to the existing pump building including repair and/or replacement of existing sewerage pumps and piping, electrical systems, HVAC modifications and minor concrete repair work, as well as safety improvements within the building and pump chamber including equipment hoist modifications, access way ladder modifications and installation of gas metering equipment; removal of the above ground fuel tank which will be replaced by a new gas generator approximately 4.25' x 9.2' with sound attenuating enclosure; removal of the existing generator, which is located in the pump station drywell building station; the footprints of the new generator and meter pad are smaller than what is currently there and all work will remain within the existing fence.

Central Street Pump Station: The Petitioner is seeking to make renovations to the existing station including repair and/or replacement of existing sewerage pumps and piping, electrical systems, HVAC modifications and minor concrete repair work, as well as safety improvements within the building and pump chamber including equipment hoist modifications, access way ladder modifications and installation of gas metering equipment ; the diesel generator with built-in fuel tank will be demolished and replaced with a new gas generator approximately 4' x 8' with a sound attenuating enclosure; the new generator and power distribution and control cabinets will be supported on a new L-shaped platform of riveted steel grating approximately 24' x 4' . All work is anticipated to be performed within the existing chain link fence, although the northern fence line may need to be moved to fit the platform.

8:30 p.m. Barbara Saad Trust: Petitioner is seeking a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws for an extension or alteration of a pre-existing, non-conforming structure, to add a 24' x 26' addition to northwest side of the existing garage which is located on the southeast side of the property located at 90 Seaview Avenue, which is identified on the Assessors' Maps as G16-08-06 and is in an R-1 zone.

8:40 p.m. Lou's 139 Realty Trust: Petitioner is requesting to amend and modify their Site Plan approved by Case #84-33, in accordance with Section



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12.02 of the Marshfield Zoning Bylaws to construct a 1,905 square foot, one story accessory storage building on the rear southeast corner of the property known as Ember, located at 459 Plain Street, which is identified on the Assessors' Maps as E10-01-13B and is in a B-2 zone.

8:50 p.m. Curtlo LLC: Petitioner is requesting to amend and modify the existing Site Plan Approval in accordance with Section 12.02 of the Marshfield Zoning Bylaws to allow the removal and replacement of the trees and portions of the shrub planting along the drive lane adjacent to Star Market on the property located at Webster Square Plaza on Snow Road, which is identified on the Assessors' Maps as parcel H07-04-25A and is located in the B-1 zone.

Michael P. Harrington, Chairman
Arthur Vercollone, Clerk
Jonathan Russell

Joseph Kelleher, Vice Chairman
Paul Younker