

MARSHFIELD ZONING BOARD OF APPEALS

MEETING MINUTES: TUESDAY JULY 12, 2011, 7:30 P.M. HEARING ROOM 2, TOWN HALL

MEMBERS PRESENT: Michael Harrington, Joseph Kelleher, Arthur Vercollone, Paul Younker & Jonathan Russell

ASSOCIATE MEMBERS PRESENT: Elizabeth Stevenson

PUBLIC HEARINGS:

7:30 p.m. Stephen Clark: Appeal of the Building Commissioner's finding that the lot does not have the required frontage on a street improved to Planning Board standards. A Special Permit under Section 10.10 of the Marshfield Zoning Bylaws to replace a single family home destroyed by fire with a new 2.5 story dwelling with an attached garage and a Variance under Section 10.11 for the shape of the lot serviced by a 16' driveway to Careswell Street on a lot of land off Careswell Street Marshfield, MA. Testimony was taken and the hearing is continued to 8 p.m. on July 26th for comments from the Building Commissioner

7:45 p.m. Maryanne Leonard: Special Permit to construct a single story addition measuring 12' x 44' to expand the garage and the Master Suite on property located at 70 Damons Point Road Marshfield, MA. Arthur Vercollone moved the petition as requested. Michael Harrington seconded, Discussion: 10.12.1 a-j inclusive, as-built required, substantial conformity with the plans as submitted. Unanimously.

7:55 p.m. Sheila Doherty: Special Permit to enclose the existing front porch areas and increase the roof height ½ story for additional living space on property located at 115 Bay avenue Marshfield, MA. Continued to July 26th at 8:10 p.m. Assessor's cards, want a letter from the owner and Mike Clancy's comments.

Elizabeth Stevenson recused herself from this hearing.

8:05 p.m. Haddad's Restaurant: Site Plan Approval, Variances from Sections 8.02 for parking and 15.05.5 Utilities below Base level Flood Elevation to raze the existing Haddad's Restaurant and build an elevated new two story restaurant with seating for 191 on the first floor and 120 seat function room and open 80 seat deck on the second floor on property located at 291 Ocean Street Marshfield. Testimony was taken and the hearing was Continued to July 26th 8:30 p.m. for additional information.

8:30 p.m. Eric Hayes: Special Permit to construct a 3' 10" x 7'9" covered porch with stairs on the Brunswick St. side, a new 2'6" decorative roof detail around the front corner of the house, add a new roof cover over the existing 5' x 12' deck, add a new roof deck over the existing sun porch and add a new second story over the existing first floor on property at 73 Meadowview Street Marshfield, MA. Testimony was taken and the hearing was Continued to July 26th 8:40 p.m. for additional information.

8:45 p.m. Michael J. Biviano: Special Permits under Sections 9.02, 10.10 and 10.12, a Variance under Section 10.11 and Site Plan Approval under Section 12.02 of the Marshfield Zoning Bylaws to raze the existing structure and to build a new two and ½ story building consisting of less than 8,000 sq. ft.. The Petitioner is requesting Special Permits to extend the size of the building and increase its volume, to reduce the size of 5 parking spaces to 9' in width and to reduce the size of the loading space to 10' x 40' consistent with planned

delivery vehicles. The Variance request is from Section 5.02 of the Bylaw, Permitted uses, to allow a retail use on the first floor and office space on the second floor of the proposed building, the ½ story will be used for storage on property located at 2160 Ocean Street Marshfield, MA. Testimony was taken and the hearing was Continued to July 26th 8:50 p.m. for additional information.

CORRESPONDENCE:

Decision Extension - Clancy – Off Danforth Street – Mr. Harrington moved to grant a six month extension of the Variance until January 27, 2012. Mr. Kelleher seconded. Unanimously approved.

EXECUTIVE SESSION:

Settlement Proposal Pending Litigation On a motion made by Mr. Harrington and seconded by Mr. Kelleher, the Board voted on a roll call to enter Executive Session. On a motion made by Mr. Harrington and seconded by Mr. Kelleher by roll call vote the Board voted to exit Executive Session

Respectfully submitted,

Narice Ann Casper II