

**ZONING BOARD OF APPEALS MEETING PLACE: LIVE AND ZOOM MEETING,
MARSHFIELD TOWN HALL OCTOBER 26, 2021 6:30 P.M.
MEETING MINUTES**

Members Present:

*Lynne Fidler, Chair
Heidi Conway
Stephen Feeney
Larry Keane
Christopher Belezos
Mark Stiles*

Also Present:

*Andrew Stewart, Building Commissioner
Atty. Robert Galvin, Town Counsel*

Ms. Fidler called the meeting to order at 6:31 P.M. and introduced herself. She mentioned the expected storm and said she appreciated people Zooming in. Ms. Fidler conducted a roll call and Ms. Conway, Mr. Feeney, Mr. Keane, Mr. Belezos and Mr. Stiles were in attendance. She explained that the Board would open the new cases and continue them to a date certain as well as the currently continued cases. She gave the meeting ID information and advised callers to use *6 to mute and unmute.

#19-70: Stephen and Elizabeth Howley - 225 Bay Avenue: Due to various reasons addressed in his letter, Mr. Howley is requesting a one (1) year extension on his Special Permit that was granted at the November 26, 2019 Zoning Board of Appeals meeting.

Ms. Fidler said the Board would begin with "Other Business" which was a request for an extension on the Special Permit (**Case #19-70**) for Stephen and Elizabeth Howley. She made a motion to grant the extension which was seconded by Ms. Conway. The Board voted 5-0 in a roll call vote to grant the extension with Ms. Fidler, Ms. Conway, Mr. Feeney, Mr. Keane and Mr. Belezos voting in favor.

#21-76: Kevin McDonough: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 28' x 36' two (2) story single family dwelling with a two (2) car garage below and a foundation size of 28' x 40' on the property located at **49 Waltham Avenue** which is further identified on the Assessors' Maps as being on parcel G12-19-08A and is located in an R-1 zoning district.

Ms. Fidler read **Case #21-76** into the record. After the case was opened she made a motion to continue it to a date certain of November 9, 2021 at 6:30. The motion was seconded by Conway and the Board voted 5-0 in a roll call vote with Fidler, Conway, Stiles, Feeney and Belezos voting in favor.

#21-77: Judith Fish: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 24' x 24' two (2) story addition with a two (2) car garage below and living space above and a 7'6" x 21' breezeway on the property located at **16 Carver Street** which is further identified on the Assessors' Maps as being on parcel K05-07-04 and is located in an R-2 zoning district.

Ms. Fidler read **Case #21-77** into the record. After the case was opened she made a motion to continue it to a date certain of November 9, 2021 at 6:30. The motion was seconded by Conway and the Board voted 5-0 in a roll call vote with Fidler, Conway, Stiles, Feeney and Keane voting

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in favor.

#21-78: Sean Connolly: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment within the 26' x 36' addition to be constructed on the property located at **66 Shermans Waye** which is further identified on the Assessors' Maps as being on parcel D11-02-50 and is located in an R-1 zoning district.

Ms. Fidler read **Case #21-78** into the record. After the case was opened she made a motion to continue it to a date certain of November 9, 2021 at 6:30. The motion was seconded by Conway and the Board voted 5-0 in a roll call vote with Fidler, Conway, Stiles, Feeney and Belezos voting in favor.

Ms. Fidler said that in addition to the new hearings, the following continued cases would also need to be continued.

#21-72A: Kevin McNiff: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to add a 5'5" x 30' one (1) story addition, a 12' x 33' front second floor dormer and a 4'5" x 34' covered porch and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, for an additional 6'6" x 30' one (1) story addition to create a 12' x 30' room on the property located at **17 Seminole Avenue** which is further identified on the Assessors' Maps as being on parcel M09-03-08 and is located in an R-3 zoning district.

Ms. Fidler said that **Case #21-72A** had originally requested to continue to November 23, 2021 but are now requesting to continue to November 9, 2021. She said that she has already read this into the record and made a motion to continue it to a date certain of November 9, 2021 at 6:30. The motion was seconded by Conway and the Board voted 5-0 in a roll call vote with Fidler, Conway, Stiles, Feeney and Keane voting in favor.

#21-59A: Town of Marshfield/Harbormaster: The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-10.12 and §305-13.02 for the extension and alteration of an existing nonconforming use and Site Plan approval under §305-12.02 of the Marshfield Municipal Code to regrade the Town's existing Dredge Spoils Area (DSA) to provide additional parking for a total of ninety-four (94) parking spaces and eighteen (18) trailer spaces for use by Harbor Park visitors and overflow parking for the Town Pier on the property located at **Joseph Driebeek Way** which is further identified on the Assessors' Maps as being on parcel M07-03-01 and is located in an R-3 zoning district.

Ms. Fidler said that **Case #21-59A** has also been read into the record and made a motion to continue it to a date certain of November 9, 2021 at 6:30. The motion was seconded by Conway and the Board voted 5-0 in a roll call vote with Fidler, Conway, Stiles, Feeney and Belezos voting in favor. Mary Murphy, on Zoom, said that the DEP needed more time and asked if she could submit more information. Ms. Fidler said that she could submit information to Ms.

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Porreca.

Webster Point Village, LLC: Request to approve change(s) to the Comprehensive Permit issued to Webster Point Village, LLC by the Zoning Board of Appeals dated August 26, 2021 which the Zoning Board of Appeals has determined to be "substantial changes" after a September 8, 2021 Zoning Board meeting to consider the proposed changes. The property contains 26.33 acres, more or less, located off of Careswell Street in Marshfield, Massachusetts is located in the R-1 Zoning District, and is further identified as Parcel J02-05-01A on the Marshfield Assessor's Maps.

Ms. Fidler said that the Board also has Webster Point Village who has contacted Town Counsel and advised that they would proceed. She made a motion to continue it to a date certain of November 9, 2021 at 6:30. The motion was seconded by Conway and the Board voted 5-0 in a roll call vote with Fidler, Conway, Stiles, Feeney and Belezos voting in favor.

Ms. Fidler stated that they would have three (3) new hearings, plus the three (3) continued new hearings as well as the three (3) already continued cases on November 9, 2021. She thanked everyone and advised they could continue to add things to the record by submitting them to Ms. Porreca. Mr. Stewart said that people had been at Town Hall because they did not know that the meeting was only Zoom because of the weather. Ms. Porreca advised that the change should have been on the website and she posted the change on the front door. Mr. Stewart said they were appreciative that they would have more time to submit.

Ms. Fidler made a motion to adjourn the meeting. The motion was seconded by Conway and the Board voted 5-0 in a roll call vote with Fidler, Conway, Stiles, Feeney and Keane voting in favor.

The meeting adjourned at 6:46 P.M.

Respectfully submitted,



Nanci M. Porreca
Zoning Administrator

These minutes were approved by the Board on May 27, 2022 by a
5-0 vote.

Signed:  Date: 5/27/22