

**Marshfield Zoning Board of Appeals
Marshfield Town Hall
870 Moraine Street Marshfield, MA 02050
September 13th, 2022 6:30 P.M.**

Notice of Public Hearing

Pursuant to Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain COVID 19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G. L. c. 30A §18, the Town of Marshfield's Zoning Board of Appeals Meeting will be conducted both in-person and via remote participation. For this meeting, members of the public may attend in-person or may participate remotely, a hybrid form of meeting, also utilizing the ZOOM Meeting Instructions (video and phone in instructions) listed below. Every effort will be made to ensure that members and the public can adequately access the proceedings to the best of our technical abilities; and, despite our best efforts, this meeting may be viewed as a video recording on Marshfield Community Television website (marshfieldtv.org) and a transcript or other comprehensive record of the meeting will be available as soon as possible after the meeting.

Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

A Public Hearing will be held by the MARSHFIELD ZONING BOARD OF APPEALS on **Tuesday, September 13th, 2022 at 6:30 P.M.** to consider the following:

#22-76: Joanna Dixon: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 45'4" x 31' second story addition over the existing first floor which will be elevated and front stairs to provide access to the raised dwelling on the property located at **56 Hartford Road** which is further identified on the Assessors' Maps as being on parcel K10-15-14 and is located in an R-3 zoning district.

#22-77: Ellen Quinn and Terrence Watts: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 22' addition on the right side of the existing dwelling on the property located at **18 Billings Road** which is further identified on the Assessors' Maps as being on parcel L10-10-03 and is located in a B-3 zoning district.

#22-78: Kelli and William Sullivan: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to rebuild the existing 12' x 16' screened porch to a 20' x 20' two (2) story addition with roof deck, a 14' x 16' single story three (3) season room and a 22' x 8' entry way with staircase to all floors and a half story attic on the property located at **140 Meadowview Street** which is further identified on the Assessors' Maps as being on parcel K12-02-01 and is located in an R-3 zoning district.

#22-79: BGHM, Inc.: The Applicant, BGHM, Inc., is seeking a Special Permit pursuant to Marshfield Municipal Code §305-10.10 (Special Permits) and §305-13.02 (Coastal Westland District) for maintenance dredging of the SHM Green Harbor Marina consistent with the authorizations of the Marshfield Conservation Commission, the United States Army Corps of Engineers and the Massachusetts Department of Environmental, located at 239 Dyke Road (identified on the Assessors' Map as parcel M06-08-05) located in the B-4 Waterfront and

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Coastal Wetlands Districts and such other further relief pursuant to the Marshfield Municipal Code as necessary.

#22-80: Vincent Vieules: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to enclose and expand the existing 9'7" x 16' three (3) season room to 9'7" x 20' and add a 9'7" x 20' second story and a 9'7" x 10' deck on the side on the property located at **140 Atwell Circle** which is further identified on the Assessors' Maps as being on parcel L04-01-23 and is located in an R-2 zoning district.

#22-81: George Sarnie: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing nonconforming single family dwelling and construct a new 40' x 30' dwelling with an 8' farmers porch on the front on the side on the property located at **17 West Street** which is further identified on the Assessors' Maps as being on parcel M05-12-05 and is located in an R-3 zoning district.

#22-82: Richard Clemence: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's opinion dated July 13, 2022 that the pre-existing, nonconforming use was abandoned on the property located at **16 Old Summer Street** which is further identified on the Assessors' Maps as being on parcel F17-03-07C and is located in an R-1 zoning district.

#22-83: Beth Mahoney: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing 24' x 22' dwelling and construct a new 28' x 40' dwelling and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, to allow encroachments into the side and front setbacks on the property located at **26 Island Street** which is further identified on the Assessors' Maps as being on parcel N06-06-60 and is located in an R-3 zoning district.

#22-84: James Marathas/TAJ Family Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 5' x 16'4" covered bridge between the dwelling and existing garage and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, if necessary, on the property located at **50 Ocean Street** which is further identified on the Assessors' Maps as being on parcel N06-07-08 and is located in an R-3 zoning district.

#22-85: Amanda and Saadon Davis: The Petitioners are seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to re-establish an Accessory Apartment within the existing dwelling on the property located at **78 Earldor Circle** which is further identified on the Assessors' Maps as being on parcel D14-02-12 and is located in an R-1 zoning district.

#22-86: Mariners Lane, L.L.C.: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 13,000 square foot day care/pre-school on a 2.451 acre vacant lot on the property located at the intersection of **Proprietor's Drive and Commerce Way** which is further identified on the Assessors' Maps as being on parcel E09-01-66 and is located in the I-1 zoning district.

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#22-87: Thomas Burke: The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to construct a new 8.7' x 14.10' deck on the front of the dwelling, two (2) 11' shed dormers on the left side of the dwelling and extend the right dormer by two (2) feet to allow head height for new stair location on the property located at **15 Charlotte Street** which is further identified on the Assessors' Maps as being on parcel K12-11-08 and is located in an R-3 zoning district.

#22-88: Michael and Colby Last: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioners are seeking an Appeal of the Building Commissioner's determination that a Street Determination is required for the demolition of the existing residential dwellings and construction of a single family dwelling on the property located at **13 Brewster Road** which is further identified on the Assessors' Maps as being on parcel J12-02-16 and is located in an R-3 zoning district.

#22-89: SQ Realty Trust: The Petitioner is seeking a Special Permit to in accordance with §305-10.12 of the Marshfield Municipal Code to modify Special Permit #19-13 due to an architectural design change, the existing rear cantilevered deck on the third floor projects approximately 1.5 feet further into the rear setback compared to the allowed overhang previously granted by Special Permit #19-13 on the property located at **24 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-06-07 and is located in an R-3 zoning district.

The Petitioners and all interested parties are advised to check the Town website and/or Zoning Board of Appeals homepage for additional information and details.

Brian Murphy, Chair
Larry Keane, Clerk

Heidi Conway, Vice Chair
Grover Hensley, Jr. Mark Corwin

Stephen Feeney
Brian B. Sullivan