

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, DECEMBER 13, 2022 at 6:30 P.M.

AGENDA FOR HYBRID MEETING

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.

The conferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the Board's website. This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the Town and Town Clerk's websites. In addition, Marshfield Community TV may provide coverage of these meetings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

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.

If participating remotely, you must have microphone or you will not be able to speak. You must have camera if you want to see video.

If dialing in on a phone, please use *6 to mute and unmute.

Topic: ZONING BOARD OF APPEALS

Time: Dec 13, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84951410587?pwd=Nkl3dTFxcFRDcU5Bc21zVWFzaTIUZz09>

Meeting ID: 849 5141 0587 Passcode: 651992

One tap mobile +16469313860,,84951410587# US +13017158592,,84951410587# US (Washington DC)

Dial by your location +1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US

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Meeting ID: 849 5141 0587

Find your local number: <https://us02web.zoom.us/j/84951410587?pwd=Nkl3dTFxcFRDcU5Bc21zVWFzaTIUZz09>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#22-119: Stephen Bjorklund:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-10.12 of the Marshfield Municipal Code to construct a 30' x 58' two (2) story dwelling on the property located at **25 Lawrence Road** which is further identified on the Assessors' Maps as being on parcel G12-18-14 and is located in an R-1 zoning district.
- B. **#22-120: Robert L. Grey:** The Petitioner is seeking a Special Permit in accordance with §305-13.02 of the Marshfield Municipal Code to conduct dredging in the Coastal Wetlands District on the property located at **249 Bay Avenue** which is further identified on the Assessors' Maps as being on parcel M05-10-14 and is located in an R-3 zoning district.
- C. **#22-121: Nicole and Donald McNeil:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 14'4 ½" full dormer on the property located at **11 Hancock Street** which is further identified on the Assessors' Maps as being on parcel M08-47-03 and is located in an R-3 zoning district.
- D. **#22-122: Dennis and Karen MacLeod:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 25'½" x 6'8" front porch deck with a 26'8" x 8' shed style roof above on the property located at **23 Baker Street** which is further identified on the Assessors' Maps as being on parcel K11-09-33 and is located in an R-3 zoning district.
- E. **#22-123: Veronica and Howard Wright:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-13.01 of the Marshfield Municipal Code to raze and rebuild a 57'2" x 38' two (2) story dwelling on the property located at **80 Ireland Street** which is further identified on the Assessors' Maps as being on parcel I16-07-01A and is located in an R-3 zoning district and the Inland Wetlands District.
- F. **#22-124: Virginia Flynn:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing nonconforming deck/front egress with a 33'6" x 6' front deck on the property located at **20 Mayflower Lane** which is further identified on the Assessors' Maps as being on parcel K10-14-10 and is located in an R-3 zoning district.
- G. **#22-125: Peter S. Rider and Judith C. Meredith:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 15.8' one (1) story addition on helical piles on the property located at **10 Idaho Street** which is further identified on the Assessors' Maps as being on parcel L04-01-92 and is located in an R-3 zoning district.
- H. **#22-126: Peter Dion:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 12' half (½) story addition on the existing two (2) story

dwelling on the property located at **54 Kent Avenue** which is further identified on the Assessors' Maps as being on parcel K11-27-10 and is located in an R-3 zoning district.

- I. #22-127: Paul Sagristano/DISH Wireless:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to add three (3) proposed antennas, install three (3) antenna sector frames, install proposed jumpers, install six (6) proposed RRU's and install one (1) proposed hybrid cable on the property located **Off Eames Way** which is further identified on the Assessors' Maps as being on parcel F15-01-04 and is located in an R-1 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (12-13-2022 6:30 P.M.):

- A. #22-102: James and Alys Covello:** The Petitioners are seeking a Variance in accordance with §305-10.11 for relief from §305-6.10, Table of Dimensional and Density Regulations, and a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8' x 10' addition to the existing three (3) season porch at the rear of the dwelling on the property located at **34 Park Street** which is further identified on the Assessors' Maps as being on parcel M05-12-10 and is located in an R-3 zoning district.
- B. #22-99: Ryan and Danielle Gardiner:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-13.02 of the Marshfield Municipal Code ~~and a Variance in accordance with §305-10.11 for relief from §305-6.08.5(C)~~ to construct a 24' x 26' two (2) car garage, a 24' x 26' master bedroom above and a 10' x 13' mudroom on the property located at **45 Hatch Street** which is further identified on the Assessors' Maps as being on parcel G08-05-22 and is located in an R-2 zoning district.
- C. #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.
- D. #22-110: Elizabeth Barrett, Trustee:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, to facilitate the construction of a single family dwelling on the property located at **20 Dog Lane** which is further identified on the Assessors' Maps as being on parcel G16-02-06 and is located in an R-1 zoning district.
- E. #22-66: Peter Bethanis:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.07 and a Special Permit in accordance with §305-13.02.C.01 and §305-10.10 of the Marshfield Municipal Code to construct a 4' x 56' pier with a 36' long ramp and an 8' x 16' float on the property located at **1184 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-18 and is located in an R-3 zoning district.
- F. #22-67: Craig Ricciarelli:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.07 and a Special Permit in accordance with §305-13.02.C.01 and §305-10.10 of the Marshfield Municipal Code to construct a 4' x 127' pier with a 37' long ramp and an 8' x 20' float on the property located at **1203 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-22 and is located in an R-3 zoning district.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

- A. **#21-09: Steven and Teresa Flavin:** Petitioners are requesting a six (6) month extension on the Special Permit and Variance approval that was granted at the February 9, 2021 meeting and stamped in the Clerk's office on February 22, 2021 due to unforeseeable delays in getting the gas line moved by Eversource.
- B. Approval of Minutes: June 14, 2022; April 12, 2022; November 9, 2021; January 8, 2019

VII. NEW HEARINGS FOR DECEMBER 27, 2022:

#22-128: Town of Marshfield: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to create a dog park on the property located at **35 Proprietors Drive** which is further identified on the Assessors' Maps as being on parcel E09-01-128 and is located in the I-1 zoning district.

VIII. ADJOURNMENT