

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, FEBRUARY 22, 2022 at 6:30 P.M.

AGENDA FOR HYBRID PARTICIPATION 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 Meeting

Time: Feb 22, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82437458554?pwd=c09QMgtGZDhER3BaZXRFTS9NMTVCZz09>

Meeting ID: 824 3745 8554 Passcode: 260418

One tap mobile

+16465588656,,82437458554# US (New York) +13017158592,,82437458554# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York) +1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago) +1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston)

Meeting ID: 824 3745 8554 Find your local number: <https://us02web.zoom.us/j/82437458554>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#22-16: Stephanie Nee:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's decision that the Petitioner is in violation of the Town of Marshfield Bylaws §305-6.08.J and §305-6.08.K with respect to setback and height requirements for a fence that was constructed on Town property at the location of **243 Standish Street** which is further identified on the Assessors' Maps as being on parcel K12-08-06 and is located in an R-3 zoning district.
- B. **#22-17: Brendan and Adrienne Sullivan:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 62' x 29' two and a half (2½) story house with a one (1) car garage on the property located at **70 Parker Street** which is further identified on the Assessors' Maps as being on parcel J13-02-24 and is located in an R-3 zoning district.
- C. **#22-18: Jason Lucchetti:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 27' x 34' second story addition on top of the existing dwelling on the property located at **773 Summer Street** which is further identified on the Assessors' Maps as being on parcel E18-04-15 and is located in an R-1 zoning district.
- D. **#22-19: Frank T. Powell:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 43' x 34' attached garage with living space above and a 16.5' x 32' family room extension on the property located at **17 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-07-05B and is located in an R-3 zoning district.
- E. **#22-20: Dean Fossella:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 28' second story addition on the property located at **33 Ferry Hill Road** which is further identified on the Assessors' Maps as being on parcel H16-06-10B and is located in an R-3 zoning district.
- F. **#22-21: Michael J. and Amy M. Dorsey:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to raze the existing structure and construct a 40' x 22' two (2) story dwelling, replace the existing 20' x 13' rear deck and construct a 22' x 6' front covered porch on the property located at **94 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-05-08 and is located in an R-3 zoning district.
- G. **#22-22: Michael J. and Amy M. Dorsey:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to construct a 32' x 22' second floor addition, replace the existing deck with a 20' x 16' deck and construct a 22' x 6' front covered porch on the property located at **96 Marginal Street (rear)** which is further identified on the Assessors' Maps as being on parcel M06-05-03 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (02-22-2022 6:30 P.M.):

- A. #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.
- B. #22-10: Robert Manchester:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.02 and a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 14' x 24' three (3) season porch over the existing deck on the property located at **36 Everson Road** which is further identified on the Assessors' Maps as being on parcel L09-14-03 and is located in an R-3 zoning district.
- C. #22-11: Jay Robichau and Siobhan Durkin:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 12' second floor addition for a home office on the property located at **5 Columbia Road** which is further identified on the Assessors' Maps as being on parcel I16-06-02 and is located in an R-3 zoning district.

V. CONTINUED HEARINGS TO DATE CERTAIN (03-08-2022 6:30 P.M.):

- A. #22-08: Maureen C.G. Cook:** The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-9.02.B and §305-9.02.C of the Marshfield Municipal Code to construct an 8' x 45' and 8' x 32.1' L-shaped deck attached to the elevated single family dwelling on the property located at **125 Surf Avenue** which is further identified on the Assessors' Maps as being on parcel K11-24-07 and is located in an R-3 zoning district.

VI. CONTINUED HEARINGS TO DATE CERTAIN (04-12-2022 6:30 P.M.):

- A. #21-90: Gabriel and Helene Gomes:** The Petitioners are seeking a Special Permit in accordance with §305-13.02.C.01, §305-10.10 and §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.07 to construct a 4' x 390' dock/walkway and associated ramps and floats on the property located at **76 Carolyn Circle** which is further identified on the Assessors' Maps as being on parcel D20-01-25B and the abutting parcel D20-01-43 which are located in an R-1 zoning district.

VII. CLOSED HEARINGS/UNDER ADVISEMENT:

VIII. OTHER BUSINESS:

- A. #19-29: Manuela and Edward Barrett, 205 Bay Avenue:** Petitioners request a one (1) year extension from 07/18/2022; 03/11/2020 to 06/17/2021 equals 396 days to be added due to state of emergency.
- B. Robert Nerger, 113 Bayberry Road:** Discussion re: Coastal Wetlands District as show on Town zoning map.

IX. APPROVAL OF ANY MINUTES:

X. NEW HEARINGS FOR MARCH 8, 2022:

#22-24: Marshfield Commerce Way, L.L.C.: The Petitioner is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B for the construction of seven (7) three-story buildings, seven (7) townhome buildings, and one (1) clubhouse building. This development will consist of one hundred and seventeen (117) one-bedroom units, one hundred and sixteen (116) two-bedroom units and sixty-seven (67) three-bedroom units, which will total 300 units in all, seventy-five (75) of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located on an approximately 12.68 acre site off of **Commerce Way** which is further identified on the Assessors' Maps as D08-01-11A and is located in I-1 and R-1 zoning districts and within a PMUD – Planned Mixed Use Overlay District.

#22-23: Elizabeth and John Lake: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing 10.3' x 7.5' shed with a 12' x 16' shed which will improve the northerly setback and maintain the read setback on the property located at **69 Standish Street** which is further identified on the Assessors' Maps as being on parcel K11-09-15 and is located in an R-3 zoning district.

#22-08A: Maureen C.G. Cook: The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-9.02.B, §305-9.02.C and §305-13.01.C.1 of the Marshfield Municipal Code to construct an 8' x 45' and 8' x 32.1' L-shaped deck attached to the elevated single family dwelling on the property located at **125 Surf Avenue** which is further identified on the Assessors' Maps as being on parcel K11-24-07 and is located in an R-3 zoning district.

XI. ADJOURNMENT