

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, MARCH 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/88012687034?pwd=cTZBWUdWZkdXVTdmYWJpamVFUG1kQT09>

Meeting ID: 880 1268 7034

Passcode: 407484

One tap mobile

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Dial by your location

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AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #22-25: Amelia English and Stephen Buckler: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 15' first floor addition, an 18'3" x 20' addition above the existing first floor and a 5'4" x 12' addition above the proposed first floor addition on the property located at **138 Grandview Avenue** which is further identified on the Assessors' Maps as being on parcel H16-10-04 and is located in an R-3 zoning district.

B. #22-26: Joshua Gray: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 45' x 20' second story addition over the existing first floor of the nonconforming structure on the property located at **147 Cambridge Street** which is further identified on the Assessors' Maps as being on parcel I11-22-11 and is located in an R-2 zoning district.

- C. **#22-27: Kevin Sealund, Manager/120 Preston Terrace L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-9.02 of the Marshfield Municipal Code to extend the southeast dormer 15'5", the northwest dormer 12'6" and the southwest dormer 9'0" and remove the balcony on the north side on the property located at **120 Preston Terrace** which is further identified on the Assessors' Maps as being on parcel I16-14-14 and is located in an R-3 zoning district.
- D. **#22-28: Benjamin and Erika Joyal:** The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 to create an Accessory Apartment which will be under 40% of the total living space in a soon to be constructed conforming dwelling on the property located at **32 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M05-10-32 and is located in an R-3 zoning district.
- E. **#22-29: Anthony Durkin:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 6' front dormer and a 9'3" x 10'10" rear dormer to create a half story on the property located at **75 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-03-08 and is located in an R-3 zoning district.
- F. **#22-30: Ryan and Lauren Depew:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 18' addition at the front of the dwelling and a 12'10" x 10' covered porch on the property located at **23 Pheasant Lane** which is further identified on the Assessors' Maps as being on parcel J09-07-11 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (03-22-2022 6:30 P.M.):

- A. **#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.
- B. **#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.
- C. **#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. **(Petitioner requests to continue to the May 10, 2022 meeting.)**
- D. **#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.

V. 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.
- B. #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.
- C. #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.
- D. #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.
- E. #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.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

VIII. APPROVAL OF ANY MINUTES:

IX. NEW HEARINGS FOR APRIL 12, 2022:

#22-31: Andrew Ochs: The Petitioner is seeking a Special Permit in accordance with §305-9.02.C and §305-10.12 of the Marshfield Municipal Code to construct a 12.5' x 18.3' and 30' x 18' two (2) story addition, a 10' x 21' deck and a 4.8' x 9.0' covered entrance on the property located at **1 Seaview Avenue** which is further identified on the Assessors' Maps as being on parcel G16-07-01 and is located in an R-1 zoning district.

#22-32: James J. Kilcoyne, Jr.: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is appealing a decision of the Building Commissioner concerning enforcement of the Town of Marshfield Zoning Bylaw and involving unpermitted development activity, asserted violations of the Zoning Bylaw, and asserted violations of existing zoning permits and approvals in the Floodplain, Coastal Wetlands, and Inland Wetlands Zoning Districts on the property located at **51 North River Drive** which is further identified on

the Assessors' Maps as being on parcel E20-03-06 and is located in an R-1 zoning district, the Coastal Wetlands Overlay District and Inland Wetlands Overlay Districts.

#22-08B: Maureen C.G. Cook: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02 for 2.2' of the proposed 6' wide deck that would extend beyond the allowable 13' setback for a deck over 4' high and would have a landing and stairs at each end of the deck 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.

#22-33: William T. Ryder: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 to create an Accessory Apartment in the previously approved 24' x 29' attached garage that will soon be constructed on the property located at **3 Preston Terrace** which is further identified on the Assessors' Maps as being on parcel I16-04-01 and is located in an R-3 zoning district.

#22-34: Ralph and Kathleen Tedeschi: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an approximate 8'6" x 17' expansion of the existing covered deck and a new attached 8'8" x 7' deck with stairs on the property located at **160 Bay Avenue** which is further identified on the Assessors' Maps as being on parcel M05-07-03 and is located in an R-3 zoning district.

#22-35: Domenic C. DeAngelo: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 to create an Accessory Apartment within the soon to be constructed 26' x 25' addition on the property located at **1230 Forest Street** which is further identified on the Assessors' Maps as being on parcel D16-03-02 and is located in an R-1 zoning district.

#22-36: Patrick Connolly: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a large-scale ground-mounted solar photovoltaic installation on the property located at **Commerce Way** which is further identified on the Assessors' Maps as being on parcel D09-01-36A and is located in the I-1 zoning district and the Planned Mixed Use District (PMUD).

#22-37: Leonard Snyderman: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an approximate 35' x 10' addition to the northerly side of the existing dwelling, an approximate 9' x 5' bathroom addition on the basement level and a 31' x 23' carport on the property located at **26 Littles Lane** which is further identified on the Assessors' Maps as being on parcel D20-01-21 and is located in an R-1 zoning district.

#22-38: Jason Lucchetti: The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an approximate 850 square foot 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.

#22-39: Sarah Dennis Silva and Deacon Silva: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 31'6" x 25' two (2) story addition and a 6' x 8' one (1) story family room extension on the property located at **227 Webster Avenue** which is further identified on the Assessors' Maps as being on parcel M07-01-24 and is located in an R-3 zoning district.

X. ADJOURNMENT