

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**WEDNESDAY, APRIL 27, 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 (marshfielddtv.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: Apr 27, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81378714043?pwd=VUYraFFVOHNRR0tVNnUyUXc5Z25Zdz09>

Meeting ID: 813 7871 4043                      Passcode: 577080

One tap mobile

+16465588656,,81378714043# US (New York)      +13017158592,,81378714043# 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: 813 7871 4043

Find your local number: <https://us02web.zoom.us/j/keseieyxG1>

## AGENDA

### I. CALL TO ORDER / ROLL CALL

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

### III. OTHER BUSINESS:

A review of the general rules and regulations for 40B developments with Town Counsel and the members of the Zoning Board of Appeals.

There will not be any discussion regarding pending Comprehensive Permit applications.

### IV. CONTINUED HEARINGS TO DATE CERTAIN AT VENTRESS AUDITORIUM, 76 SOUTH RIVER STREET (05-03-2022 6:30 P.M.):

A. **#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 (05-10-2022 6:30 P.M.):

A. **#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).

B. **#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.

C. **#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.

D. **#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.

- E. **#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.

**VI. CONTINUED HEARINGS TO DATE CERTAIN (05-24-2022 6:30 P.M.):**

- A. **#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.
- B. **#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.
- C. **#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:**

**IX. ADJOURNMENT**