

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**TUESDAY, MAY 10, 2022 at 6:30 P.M.**

**AGENDA FOR HYBRID PARTICIPATION MEETING - REVISED**

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

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Meeting ID: 867 1099 0546

Passcode: 824037

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**AGENDA**

**I. CALL TO ORDER / ROLL CALL**

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

**III. NEW HEARINGS:**

Due to an administrative error, the new hearings originally scheduled for this meeting will

now be heard at the May 24, 2022 meeting.

**IV. CONTINUED HEARINGS TO DATE CERTAIN (05-10-2022 6:30 P.M.):**

- A. #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.
- 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. #22-36: 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).
- 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.
- E. #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.
- F. #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. **Petitioner requests to withdraw without prejudice.**

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

- A. #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.

**B. #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.

**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.

**VI. CLOSED HEARINGS/UNDER ADVISEMENT:**

**VII. OTHER BUSINESS:**

**A. #18-63: Michael Lapomardo - 24 Brighton Street:** Mr. Lapomardo is requesting an additional extension on his Special Permit that was granted in September of 2018. Mr. Lapomardo was granted an extension at the May 11, 2021 meeting and was advised to request an additional extension if necessary.

**B. Selection of new officers**

**VIII. NEW HEARINGS FOR MAY 24, 2022:**

**#22-40: 66 Edmund Road, L.L.C.:** 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 second story addition, a 5' x 28' porch and a 12' x 14' deck on the property located at **66 Edmund Road** which is further identified on the Assessors' Maps as being on parcel D20-01-33 and is located in an R-1 zoning district.

**#22-41: 66 Edmund Road, L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-13.02.C.01 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 203' portion of pier, a 22' x 20' portion of pier, a 3' x 35' gangway and a 10' x 20' float on the property located on **Edmund Road** which is further identified on the Assessors' Maps as being on parcel D20-01-34 and is located in R-1 zoning district.

**#22-42: Pompeo and Linda Leone:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to increase the existing second story by widening the walls and raising the roof 6'2" on the property located at **670 Ocean Street** which is further identified on the Assessors' Maps as being on parcel L09-17-02 and is located in an R-3 zoning district.

**#22-43: Jaime Robinson:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.08 to demolish the existing front addition and construct a 9'3" x 38'6" rear addition, an 8'6" x 38'6" front addition and a 10'6" x 39'9" side addition on the property located at **15 Hutchinson Road** which is further identified on the Assessors' Maps as being on parcel L10-12-07 and is located in a B-3 zoning district.

**#22-39A: Sarah Dennis Silva and Deacon Silva:** 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 in the recently approved (#22-39) 31'6" x 25' two (2) story addition 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.

**#22-44: Joseph and Ellyn Dunford:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02 to construct a 14' x 21' addition on the existing deck on the property located at **14 Twelfth Road** which is further identified on the Assessors' Maps as being on parcel L10-18-07 and is located in an R-3 zoning district.

**#22-45: Frozen 4 Corporation d/b/a South Shore Buds:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to modify Special Permit #20-49 and change the retail hours of operation on Mondays through Saturdays from 10:00 A.M. to 8:00 A.M. on the property located at **985 Plain Street** which is further identified on the Assessors' Maps as being on parcel C10-02-05A and is located in the I-1 zoning district.

**#22-46: Mark and Meg Anderson:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to add a two foot (2') bump out to the kitchen area located at the rear of the dwelling to create a 17'4" x 15'4" kitchen on the property located at **79 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-03-09 and is located in an R-3 zoning district.

**#22-47: John Snyder:** The Petitioner is seeking a Special Permit in accordance with §305-13.01.C to perform limited clearing of trees required for the installation/construction of utilities and a driveway to serve the single family dwelling on the property located at **247 Spring Street** which is further identified on the Assessors' Maps as being on parcel D19-05-17 and is located in an R-1 zoning district and the Inland Wetlands Overlay District.

**#22-48: Christopher Morris:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16' x 25' two (2) story addition and a 7' x 10' single story addition on the property located at **33 Leland Road** which is further identified on the Assessors' Maps as being on parcel M07-14-08 and is located in an R-3 zoning district.

**#22-49: Lynne Labrador:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 31' x 7' dormer on the right and an 11' x 7' dormer on the right rear on the property located at **111 Ashburton Avenue** which is further identified on the Assessors' Maps as being on parcel M08-20-06 and is located in an R-3 zoning district.

**#22-50: Periklis Marinos:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a 445 square foot Accessory Apartment within the existing dwelling on the property located at **1395 Main Street** which is further identified on the Assessors' Maps as being on parcel E15-01-13 and is located in an R-1 zoning district.

## **IX. ADJOURNMENT**