

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, JULY 26, 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: Jul 26, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88979570192?pwd=S1BKSFByU1A0ejg3SHpVY2JNU1A3QT09>

Meeting ID: 889 7957 0192

Passcode: 421510

One tap mobile

+13017158592,,88979570192# US (Washington DC)

+13126266799,,88979570192# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Find your local number: <https://us02web.zoom.us/u/kba0QRGtQP>

AGENDA

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

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

III. **NEW HEARINGS:**

A. **#22-68: Jeffrey Casale:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-5.04, Accessory Uses #6, of the Marshfield Municipal Code to store a camper in the driveway on the property located at **1176 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-16 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (07-26-2022 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 (08-09-2022 6:30 P.M.):

A. **#22-43A: 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.

B. **#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.

C. **#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.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

A. Discussion – Rules and Regulations

VIII. NEW HEARINGS FOR AUGUST 9, 2022:

#22-69: Angela Vacirca: The Petitioner is seeking a Special Permit in accordance with §305-9.02 of the Marshfield Municipal Code to expand an existing non-conforming

structure by adding a new 20' x 18' two (2) story addition on a crawlspace and a 20' x 8' addition on sonotubes at the rear of the dwelling with dormers on the property located at **16 Wilson Road** which is further identified on the Assessors' Maps as being on parcel L10-09-03 and is located in an R-3 zoning district.

#22-70: Susan Page-Thompson: The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment within the existing dwelling on the property located at **201 Moraine Street** which is further identified on the Assessors' Maps as being on parcel I04-01-01 and is located in an R-1 zoning district.

#22-71: Kristin Trainor and David Cherubin: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a 40' x 55' two (2) story dwelling on the property located at **111 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-06-05 and is located in an R-3 zoning district.

#22-72: William Shields: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing 6.9' x 7.2' porch with a 22.25' x 6.5' farmer style porch with shed roof on the property located at **60 Elm Street** which is further identified on the Assessors' Maps as being on parcel I15-07-18 and is located in an R-3 zoning district.

#22-73: Laura Hayes: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16'9" x 20' side addition on the property located at **25 Shirley Street** which is further identified on the Assessors' Maps as being on parcel L05-17-04 and is located in an R-2 zoning district.

#22-74: Yacine Nouri/Dish Wireless: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to add three (3) six foot (6') antennas to the existing cell tower and a 5' x 7' steel platform on the property located at **Holyoke Avenue** which is further identified on the Assessors' Maps as being on parcel G12-31-01 and is located in an R-1 zoning district.

#22-75: Yacine Nouri/Dish Wireless: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to add three (3) six foot (6') antennas to the existing cell tower, a 5' x 7' steel platform and extend the fencing 16' x 12.6' on the property located at **969 Ocean Street** which is further identified on the Assessors' Maps as being on parcel K10-19-03A and is located in a B-3 zoning district.

IX. ADJOURNMENT