

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, OCTOBER 11, 2022 at 6:30 P.M.

AGENDA FOR HYBRID 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/85095766884?pwd=S3RKakpwUGQ0QmZ5UUxM00ycWRuUT09>

Meeting ID: 850 9576 6884

Passcode: 565761

One tap mobile

+13092053325,,85095766884# US +13126266799,,85095766884# US (Chicago)

Dial by your location +1 309 205 3325 US +1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York) +1 646 931 3860 US +1 301 715 8592 US (Washington DC)

Find your local number: <https://us02web.zoom.us/j/85095766884?pwd=S3RKakpwUGQ0QmZ5UUxM00ycWRuUT09>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#22-76A: Joanna Dixon:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-13.01.C(1) of the Marshfield Municipal Code to construct a 45'4" x 31' second story addition over the existing first floor which will be elevated with front stairs to provide access to the raised dwelling and a Variance in accordance with §305-10.11 for relief from §305-6.08.E(3) which is necessary to provide adequate code compliant egress to the elevated home in place of the existing egress on the property located at **56 Hartford Road** which is further identified on the Assessors' Maps as being on parcel K10-15-14 and is located in an R-3 zoning district.
- B. **#22-77A: Ellen Quinn and Terrence Watts:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-13.01.C(1) of the Marshfield Municipal Code to construct a 10' x 22' addition on the right side of the existing dwelling on the property located at **18 Billings Road** which is further identified on the Assessors' Maps as being on parcel L10-10-03 and is located in a B-3 zoning district.
- C. **#22-95: Andrea Manning:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's determination that the owner of the subject property is in the process of constructing a single family dwelling, the equipment on the property is being used to support the active construction and the activity in question does not violate Town Bylaws, Zoning Bylaws or the Building Code on the property located at **167 Planting Fields Road** which is further identified on the Assessors' Maps as being on parcel E09-01-28A and is located in an R-2 zoning district.
- D. **#22-96: James and Judith Oriola:** The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02 and §305-6.10 to allow for three (3) stories instead of the previously approved two and a half (2½) stories to resolve deficiencies resulting from the contractor not following flood zone related building codes on the property located at **37 Constitution Road** which is further identified on the Assessors' Maps as being on parcel K11-22-09 and is located in an R-3 zoning district.
- E. **#22-97: Nancy Fleming:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16' x 22' x 44' L-shaped addition and a 10' x 16' deck on the property located at **65 Hancock Street** which is further identified on the Assessors' Maps as being on parcel M07-08-01 and is located in an R-3 zoning district.
- F. **#22-98: Dianne Snelgrove:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an L-shaped second story addition over the existing first floor which will be 4'6" x 27'8" on the side and 19' x 10'1" in the rear on the property located at **197 Ocean Street** which is further identified on the Assessors' Maps as being on parcel N07-08-08 and is located in an R-3 zoning district.
- G. **#22-99: Ryan and Danielle Gardiner:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-13.02 of the Marshfield Municipal Code and a Variance in accordance with §305-10.11 for relief from §305-6.08.5(C) to construct a 24' x 26' two (2) car garage, a 24' x 26' master bedroom above and a 10' x 13' mudroom on the property located at **45 Hatch Street** which is further identified on the Assessors' Maps as being on parcel G08-05-22 and is located in an R-2 zoning district.

IV. **CONTINUED HEARINGS TO DATE CERTAIN (10-11-2022 6:30 P.M.):**

- A. **#22-84: James Marathas/TAJ Family Trust:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 5' x 16'4" covered bridge between the dwelling and existing garage and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, if necessary, on the property located at **50 Ocean Street** which is further identified on the Assessors' Maps as being on parcel N06-07-08 and is located in an R-3 zoning district.
- B. **#22-76: Joanna Dixon:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 45'4" x 31' second story addition over the existing first floor which will be elevated and front stairs to provide access to the raised dwelling on the property located at **56 Hartford Road** which is further identified on the Assessors' Maps as being on parcel K10-15-14 and is located in an R-3 zoning district.
- C. **#22-77: Ellen Quinn and Terrence Watts:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 22' addition on the right side of the existing dwelling on the property located at **18 Billings Road** which is further identified on the Assessors' Maps as being on parcel L10-10-03 and is located in a B-3 zoning district.
- D. **#22-83: Beth Mahoney:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing 24' x 22' dwelling and construct a new 28' x 40' dwelling and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, to allow encroachments into the side and front setbacks on the property located at **26 Island Street** which is further identified on the Assessors' Maps as being on parcel N06-06-60 and is located in an R-3 zoning district.
- E. **#22-86: Mariners Lane, L.L.C.:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 13,000 square foot day care/pre-school on a 2.451 acre vacant lot on the property located at the intersection of **Proprietor's Drive and Commerce Way** which is further identified on the Assessors' Maps as being on parcel E09-01-66 and is located in the I-1 zoning district.

VI. CONTINUED HEARINGS TO DATE CERTAIN (11-22-2022 6:30 P.M.):

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

VIII. NEW HEARINGS FOR OCTOBER 25, 2022:

#22-100: Town of Marshfield/Eames Way School: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 16' x 24' wood/vinyl gazebo on the front lawn beyond the flagpole on the property located at **164 Eames Way** which is further identified on the Assessors' Maps as being on parcel F15-02-07 and is located in an R-1 zoning district.

#22-101: Marshfield Lodge of Elks 2494: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to install an enclosed vertical wheelchair lift with a 36' x 54" platform, a Tower Height of 255" and a Travel Height of 148" to travel from the first floor to the second floor on the property located at **1321 Ocean Street** which is further identified on the Assessors' Maps as being on parcel J09-03-05 and is located in an R-2 zoning district.

#22-102: James and Alys Covello: The Petitioners are seeking a Variance in accordance with §305-10.11 for relief from §305-6.10, Table of Dimensional and Density Regulations, and a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8' x 10' addition to the existing three (3) season porch at the rear of the dwelling on the property located at **34 Park Street** which is further identified on the Assessors' Maps as being on parcel M05-12-10 and is located in an R-3 zoning district.

#22-103: Melia Spear: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 30' x 12' second story addition on the property located at **115 Ashburton Avenue** which is further identified on the Assessors' Maps as being on parcel M08-20-07 and is located in an R-3 zoning district.

#22-104: Susan Dunbar: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to remove and replace a 12' x 5' deck with a new roof on the property located at **450 Ocean Street** which is further identified on the Assessors' Maps as being on parcel M08-17-11 and is located in an R-3 zoning district.

#22-105: Donoghue Family Realty Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing nonconforming dwelling and construct a new 49' x 30' two and a half (2½) story dwelling and a 7' x 30' covered front porch and stairs to grade on the property located at **56 Gilbert Street** which is further identified on the Assessors' Maps as being on parcel J13-02-05 and is located in an R-3 zoning district.

#22-106: Karen and Jonathan D. Parsons: The Petitioners are seeking a Special Permit in accordance with §305-9.02 of the Marshfield Municipal Code to stay within the footprint and raise the existing 15.52' x 27.52' dwelling, 5.1' x 27.52' deck on left and 28' x 20.62' rear deck which are currently on piles four feet (4') from 16.4' to 20.4' using 12" diameter wooden piles on the property located at **17 Middle Street** which is further identified on the Assessors' Maps as being on parcel N07-01-30 and is located in an R-3 zoning district.

#22-107: Joseph Pizziferri: The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to raze the existing main structure and construct a new 1,733 s.f. dwelling on the property located at **21 Olympia Road** which is further identified on the Assessors' Maps as being on parcel L10-06-13A and is located in an R-3 zoning district.

#22-108: James and Lisa Bonasia: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to extend the first floor on the front 7' x 26' into the existing 6'7" x 25'4" one story porch and add a 5' x 19' extension to the rear of the house, a 7' x 26" addition over the existing one story covered porch and a 5' x 19' addition over the new extension at the

rear of the house on the property located at **233 Foster Avenue** which is further identified on the Assessors' Maps as being on parcel L10-15-10 and is located in an R-3 zoning district.

IX. ADJOURNMENT