

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, NOVEMBER 22, 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 (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.

Join Zoom Meeting:

<https://us02web.zoom.us/j/85663703436?pwd=ZzBLZmxwQmRUdWVBb1NWVXhZbWJxQT09>

Meeting ID: 856 6370 3436

Passcode: 531547

One tap mobile +13017158592,,85663703436# US (Washington DC) +13052241968,,85663703436# US

Dial by your location +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 646 931 3860 US

Find your local number: <https://us02web.zoom.us/j/85663703436?pwd=ZzBLZmxwQmRUdWVBb1NWVXhZbWJxQT09>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #22-109: Robert Carmody: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 16' two (2) story addition with foundation and 117½ s.f. of additional space above the ½ bath/laundry room on the property located at **1329 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I16-13-04 and is located in an R-3 zoning district.

B. #22-110: Elizabeth Barrett, Trustee: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, to facilitate the construction of a single family dwelling on the property located at **20 Dog Lane** which is further identified on the Assessors' Maps as being on parcel G16-02-06 and is located in an R-1 zoning district.

- C. **#22-111: Waldo Eastman:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to raze the existing residential structure and replace it with a new 42' x 27.6' two (2) story dwelling on a pile foundation on the property located at **10 Marion Street** which is further identified on the Assessors' Maps as being on parcel M05-05-73 and is located in an R-3 zoning district.
- D. **#22-112: Pamela Taylor:** The Petitioner is seeking a Special Permit in accordance with §305-9.02 of the Marshfield Municipal Code to construct an 11.3' x 11.6' addition to the existing non-conforming dwelling on the property located at **119R Pleasant Street** which is further identified on the Assessors' Maps as being on parcel F16-04-02 and is located in an R-1 zoning district.
- E. **#22-113: McDonald's Corporation:** The Petitioner is seeking a Site Plan waiver or Site Plan approval if the waiver is not granted in accordance with §305-12.02 of the Marshfield Municipal Code to approve interior and exterior renovations that have already been completed including restroom upgrade, dining room décor and seating renovations, installation of a new front counter, installation of self-order kiosks, upgrades to the exterior finishes, updates for ADA compliance and updated to the drive-thru equipment on the property located at **2121 Ocean Street** which is further identified on the Assessors' Maps as being on parcel G08-04-01 and is located in a B-2 zoning district.
- F. **#22-114: Steven and Kristen Herget:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-13.01 of the Marshfield Municipal Code to construct an 11' x 25'10" second floor rear addition and an 8' x 28'2" covered front farmer's porch on the property located at **36 Musket Road** which is further identified on the Assessors' Maps as being on parcel K09-03-11 and is located in an R-3 zoning district.
- G. **#22-115: Stan Kusy and Maura Kiefer:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 17'4" x 13' unenclosed carport with a 2' eave and a 16' x 16' open deck on the property located at **747 Ocean Street** which is further identified on the Assessors' Maps as being on parcel L09-10-17 and is located in an R-3 zoning district.
- H. **#22-116: Dish Wireless, L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-11.12 and Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to place equipment within an existing multi-user carrier equipment building and attach antennas to the tower on the property located at **40 Lone Street** which is further identified on the Assessors' Maps as being on parcel C10-01-01C and is located in an I-1 zoning district.
- I. **#22-117: Cordelia J. Tallman:** The Petitioner is seeking a Special Permit in accordance with §305-11.03 of the Marshfield Municipal Code to allow fill, in excess of 500 C.Y. and within an area greater than 10,000 S.F., to be brought on to the site for the construction of a new 125' x 72' indoor riding arena accessory structure on the property located at **1067 Union Street** which is further identified on the Assessors' Maps as being on parcel B17-01-12A and is located in an R-1 zoning district.
- IV. **#22-118: Darryl Wehmeyer:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 30' x 12' dormer in the rear of the dwelling to match the existing dormer in the front on the property located at **37 Farragut Road** which is further identified on the Assessors' Maps as being on parcel L10-03-05 and is located in an R-3 zoning district.
- V. **CONTINUED HEARINGS TO DATE CERTAIN (11-22-2022 6:30 P.M.):**

- A. **#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.
- B. **#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. **Petitioner has requested to continue to the December 13, 2022 meeting.**

VI. CONTINUED HEARINGS TO DATE CERTAIN (12-13-2022 6:30 P.M.):

- A. **#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 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.
- B. **#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.
- C. **#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.
- D. **#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.

VII. CLOSED HEARINGS/UNDER ADVISEMENT:

VIII. OTHER BUSINESS:

- A. **#19-55: Health Circle, Inc.:** Petitioner is requesting a six (6) month extension on the Special Permit and Site Plan approval that was granted at the November 10, 2020 meeting and stamped in the Clerk's office on November 24, 2020 to complete construction on the dispensary.
- B. Approval of September 19, 2019 Minutes

IX. NEW HEARINGS FOR DECEMBER 13, 2022:

#22-119: Stephen Bjorklund: The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-10.12 of the Marshfield Municipal Code to construct a 30' x 58' two (2) story dwelling on the property located at **25 Lawrence Road** which is further identified on the Assessors' Maps as being on parcel G12-18-14 and is located in an R-1 zoning district.

#22-120: Robert L. Grey: The Petitioner is seeking a Special Permit in accordance with §305-13.02 of the Marshfield Municipal Code to conduct dredging in the Coastal Wetlands District on the property located at **249 Bay Avenue** which is further identified on the Assessors' Maps as being on parcel M05-10-14 and is located in an R-3 zoning district.

#22-121: Nicole and Donald McNeil: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 14'4 ½" full dormer on the property located at **11 Hancock Street** which is further identified on the Assessors' Maps as being on parcel M08-47-03 and is located in an R-3 zoning district.

#22-122: Dennis and Karen MacLeod: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 25'½" x 6'8" front porch deck with a 26'8" x 8' shed style roof above on the property located at **23 Baker Street** which is further identified on the Assessors' Maps as being on parcel K11-09-33 and is located in an R-3 zoning district.

#22-123: Veronica and Howard Wright: The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-13.01 of the Marshfield Municipal Code to raze and rebuild a 57'2" x 38' two (2) story dwelling on the property located at **80 Ireland Street** which is further identified on the Assessors' Maps as being on parcel I16-07-01A and is located in an R-3 zoning district and the Inland Wetlands District.

#22-124: Virginia Flynn: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing nonconforming deck/front egress with a 33'6" x 6' front deck on the property located at **20 Mayflower Lane** which is further identified on the Assessors' Maps as being on parcel K10-14-10 and is located in an R-3 zoning district.

#22-125: Peter S. Rider and Judith C. Meredith: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 15.8' one (1) story addition on helical piles on the property located at **10 Idaho Street** which is further identified on the Assessors' Maps as being on parcel L04-01-92 and is located in an R-3 zoning district.

#22-126: Peter Dion: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 12' half (½) story addition on the existing two (2) story dwelling on the property located at **54 Kent Avenue** which is further identified on the Assessors' Maps as being on parcel K11-27-10 and is located in an R-3 zoning district.

#22-127: Paul Sagristano/DISH Wireless: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to add three (3) proposed antennas, install three (3) antenna sector frames, install proposed jumpers, install six (6) proposed RRU's and install one (1) proposed hybrid cable on the property located **Off Eames Way** which is further identified on the Assessors' Maps as being on parcel F15-01-04 and is located in an R-1 zoning district.

X. ADJOURNMENT