

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, FEBRUARY 14, 2023 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/83503030547?pwd=YzM0MGhaS1hwTDV6OFZFWHRVUXladz09>

Meeting ID: 835 0303 0547 Passcode: 983360

One tap mobile +13052241968,,83503030547# US +13092053325,,83503030547# US

Dial by your location +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 +1 301 715 8592 US (Washington DC)

Find your local number: <https://us02web.zoom.us/j/83503030547?pwd=YzM0MGhaS1hwTDV6OFZFWHRVUXladz09>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #23-05: Ronan 953, L.L.C.: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 24’ x 26’ single

family two (2) story dwelling with a detached 13' x 20' detached garage on the property located at **8 Branch Street** which is further identified on the Assessors' Maps as being on parcel N06-03-08 and is located in an R-3 zoning district.

- B. #23-06: David Good:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to replace the existing nonconforming house with a new 32' x 50' dwelling and reconstruct a 12' x 14' shed on the property located at **17 Idaho Street** which is further identified on the Assessors' Maps as being on parcel L04-09-17 and is located in an R-3 zoning district.
- C. #23-07: Wayne DeRosa:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to replace the existing nonconforming house with a new 49' x 39' two (2) story single family dwelling on the property located at **60 West Street** which is further identified on the Assessors' Maps as being on parcel M06-03-12 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (02-14-2023 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.

V. CONTINUED HEARINGS TO DATE CERTAIN (02-28-2023 6:30 P.M.):

- A. #23-04: Michelle Collins:** 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 proposed use as an eating and drinking establishment is different than the existing nonconforming use on the property located at **62 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-05-86 and is located in an R-3 zoning district.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

- A. 73 Indian Road:** Homeowner would like to demo the attached garage area in front and rebuild a two (2) story addition in the same footprint and hopefully on the same foundation. They currently conform to all setbacks but the lot is undersized.
- B. Approval of Minutes:** January 10, 2023 and January 24, 2023

VIII. NEW HEARINGS FOR FEBRUARY 28, 2023:

#23-04A: Michelle Collins: The Petitioner is seeking a Special Permit in accordance with §305-9.05 of the Marshfield Municipal Code to change the use from §305-5.04 #11, Other Personal and Consumer Service Establishment, to §305-5.04 #3, Eating and Drinking Places Not Including Drive-in Establishments, on the property located at **62 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-05-86 and is located in an R-3 zoning district.

#23-08: Alexander and Stella Gorodetsky: 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 new 29' x 43.5' two (2) story single family dwelling on the property located at **1187 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-13 and is located in an R-3 zoning district.

#23-09: Kristen and Joseph Mouzer: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to remove the existing 17' x 11' structure and construct a one-story 17' x 17' addition with foundation on the property located at **91 Old Main Street** which is further identified on the Assessors' Maps as being on parcel E17-06-07 and is located in an R-1 zoning district.

#23-10: Neal and Michelle Madden: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 5'8" x 10'4" second floor dormer on the property located at **18 Roosevelt Road** which is further identified on the Assessors' Maps as being on parcel L09-10-07 and is located in an R-3 zoning district.

#23-11: Marshfield Airport: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to furnish and install the following Electric Vehicle Charging Stations: (2) DCFC EV Charging Stations and (1) Level II Dual port EV Station on the property located at **93 Old Colony Lane** which is further identified on the Assessors' Maps as being on parcel K09-03-03A and is located in an R-3 zoning district.

#23-12: 165 Prospect Street LLC: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for a seasonal ice cream shop on the property located at **173 Prospect Street** which is further identified on the Assessors' Maps as being on parcel E17-04-10 and is located in an R-1 zoning district.

#23-13: Marshfield Disabled American Veterans (DAV): The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 30' x 12' deck along the right elevation and install a sliding door on the property located at **108 Dyke Road** which is further identified on the Assessors' Maps as being on parcel M07-10-01 and is located in an R-3 zoning district.

IX. ADJOURNMENT