

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, APRIL 11, 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.

Topic: ZONING BOARD OF APPEALS

Time: Apr 11, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83322326574?pwd=bFNlUmR6R3dJelBFK3hweW9LMFhBMQT09>

Meeting ID: 833 2232 6574

Passcode: 220290

One tap mobile +13017158592,,83322326574# US (Washington DC) +13052241968,,83322326574# 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

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+1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US

+1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US

Meeting ID: 833 2232 6574

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

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#23-23: Richard and Kristine Mosca:** 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 8' x 25.8' dormer on the property located at **111 Edward Road** which is further identified on the Assessors' Maps as being on parcel L05-24-01 and is located in R-3 and Inland Wetlands zoning districts.
- B. **#23-24: John and Janice Griffin:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16' x 25' deck with associated stairs on the property located at **21 Hartford Road** which is further identified on the Assessors' Maps as being on parcel L10-04-11 and is located in an R-3 zoning district.
- C. **#23-25: Thomas Coleman/Liv Creative Cuisine:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to create ten (10) additional seats for outdoor dining on the property located at **1849 Ocean Street, #10**, which is further identified on the Assessors' Maps as being on parcel H07-05-07 and is located in a B-1 zoning district.
- D. **#23-26: The Marsh Coal Fired Pizza:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to relocate the previously approved sixteen (16) outdoor dining seats and create an additional sixteen (16) seats for outdoor dining on the property located at **1840 Ocean Street** which is further identified on the Assessors' Maps as being on parcel H08-04-07A and is located in a B-1 zoning district.
- E. **#23-27: Daniel Reynolds:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 4'8" x 14'2" addition above the existing garage roof and a 14' x 21' extension over the existing den and laundry room on the property located at **109 Salt Meadow Way** which is further identified on the Assessors' Maps as being on parcel H09-05-01 and is located in R-1 zoning district.
- F. **#23-28: Linda and Joseph Hyde, Jr.:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 30' x 37' two (2) story single family dwelling on new pilings with a 10' x 20' deck with associated stairs on the property located at **20 Jackson Street** which is further identified on the Assessors' Maps as being on parcel K12-12-03 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (04-11-2023 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. (Requested to continue to April 11, 2023)

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

Approval of Minutes for August 10, 2021, September 28, 2021, November 23, 2021, February 28, 2023, March 14, 2023

VII. NEW HEARINGS FOR MAY 9, 2023:

#23-29: Michael Koffman: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10'6" x 6'9" single story addition and a 10' x 18' deck on the property located at **121 Tower Avenue** which is further identified on the Assessors' Maps as being on parcel M08-05-12 and is located in R-3 zoning district.

#23-30: Guy and Kimberly Musto: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing 34' x 31' covered deck and construct a new 30' x 12'6" covered two (2) story deck on the property located at **31 Water Street** which is further identified on the Assessors' Maps as being on parcel N05-01-05 and is located in an R-3 zoning district.

#23-31: Patricia and Robert Doherty: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10.75' x 24'9" two and a half (2½) story addition, a 10.75' x 17' covered porch and a 34' roof dormer with a cut back on the west side gable end roof to provide a 22' x 16' balcony on the property located at **40 Crane Road** which is further identified on the Assessors' Maps as being on parcel K11-15-06 and is located in an R-3 zoning district.

#23-32: 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' wide by approximately 390' long dock with associated walkway, ramps and floats to access the North River 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 D20-01-25B and D20-01-43 which are located in an R-1 zoning district.

#23-33: Robert D'Olympio: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 45' x 25' second floor addition with a 10' x 4' two (2) story front bump out on the property located at **22 Whitford Drive** which is further identified on the Assessors' Maps as being on parcel I05-01-36 and is located in an R-2 zoning district.

#23-34: Jefferey and Lisa Ackland: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 38' x 27.6' dwelling on the property located at **9 Ocean Street** which is further identified on the Assessors' Maps as being on parcel N06-05-27 and is located in an R-3 zoning district.

VIII. ADJOURNMENT