

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, JUNE 27th, 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/83135825816?pwd=MjJYQmxUUlZYZdEIBTXg3aURxL3hXZz09>

Meeting ID: 831 3582 5816

Passcode: 637783

One tap mobile +16465588656,,83135825816#,,,,*637783# US (New York)

+16469313860,,83135825816#,,,,*637783# US

Dial by your location +1 646 558 8656 US (New York) +1 646 931 3860 US +1 305 224 1968 US

Find your local number: <https://us02web.zoom.us/j/83135825816?pwd=MjJYQmxUUlZYZdEIBTXg3aURxL3hXZz09>

AGENDA

- I. **CALL TO ORDER / ROLL CALL**
- II. **ANNOUNCEMENTS:** Meeting is being recorded by MCTV (if applicable)
- III. **NEW HEARINGS:**

- A. **#23-45: Brian O’Callaghan:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02, Table of Dimensional and Density Regulations, to construct a 10’ x 12’ shed on the property located at **29 Malden Avenue** which is further identified on the Assessors’ Maps as being on parcel J11-01-36 and is located in an R-2 zoning district.
- B. **#23-46: Mark Kemp:** The Petitioner is seeking a Special Permit under §305-11.09 of the Marshfield Municipal Code to create a 1,050 square foot two (2) bedroom Accessory Apartment over the existing two (2) car garage on the property located at **75 Warren Avenue** which is further identified on the Assessors’ Maps as being on parcel G16-08-34A and is located in an R-1 zoning district.
- C. **#23-47: Lynn A. Ford:** The Petitioner is seeking a Special Permit under §305-10.12 of the Marshfield Municipal Code to construct a 6’ x 6’ two (2) story bump-out, an approximate 27.5’ x 7.5’ dormer at the rear of the dwelling, a 9’6” x 15’6” deck with rear egress staircase and a Special Permit under §305-11.09 to create an approximate 900 square foot Accessory Apartment on the property located at **40 Main Street** which is further identified on the Assessors’ Maps as being on parcel G08-05-32 and is located in a B-2 zoning district.
- D. **#23-48: Daniel Burkhardt:** The Petitioner is seeking a Special Permit under §305-5.04 and §305-10.10 of the Marshfield Municipal Code and Site Plan approval in accordance with §305-12.02 to construct a 180’ x 80’ commercial building consisting of office and warehouse space on the property located at **Lot 260, Progress Way**, which is further identified on the Assessors’ Maps on parcel D09-01-09E and is located in the I-1 zoning district.
- E. **#23-49: David Crest:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02, Table of Dimensional and Density Regulations, for setbacks, maximum building area and impervious cover and a Special Permit under §305-10.12 to construct an approximate 250 square foot addition and a 7’ x 22’ deck on the property located at **423 Ferry Street** which is further identified on the Assessors’ Maps as being on parcel G12-27-04 and is located in an R-1 zoning district.
- F. **#23-50: Paul Armstrong:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 Marshfield Municipal Code to construct a 7,200 square foot commercial building consisting of office and warehouse space on the property located at **175 Commerce Way**, which is further identified on the Assessors’ Maps on a portion of parcel D09-01-131 and is located in the I-1 zoning district.
- G. **#23-51: Susan Larkin:** The Petitioner is seeking a Special Permit under §305-10.12 of the Marshfield Municipal Code to raze the existing house and construct a new 12’ x 32’ dwelling on the same footprint on the property located at **429 Moraine Street** which is further identified on the Assessors’ Maps as being on parcel H05-01-19 and is located in an R-1 zoning district.
- H. **#23-52: Kevin Power:** The Petitioner is seeking a Special Permit under §305-9.02 of the Marshfield Municipal Code to construct an 80’ x 34’ replacement home with a 10’ x 50’ porch on the property located at **365 Ocean Street** which is further identified on the Assessors’ Maps as being on parcel M08-35-01 and is located in an R-3 zoning district.
- I. **#23-53: J. Stephen Bjorklund:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.08, §305-6.10 and any other relief the Board

of Appeals deems necessary to construct a single family dwelling at the rear of the lot on the property located at **1211 Forest Street** which is further identified on the Assessors' Maps as being on parcel D16-02-34 and is located in an R-1 zoning district.

- J. **#23-54: Michelle Collins/Boofa's at Green Harbor:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 Marshfield Municipal Code to construct 8' x 74' and 8' x 42' fencing and six (6) exterior lights on the property located at **62 Beach Street**, which is further identified on the Assessors' Maps on a portion of parcel M05-05-86 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (07-11-2023 6:30 P.M.):

- A. **#23-44: Train4Life:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 of the Marshfield Municipal Code to operate a gym under §305-5.04, Table of Use Regulations, Community Facilities #17, and a refreshment area for members under Accessory Uses #11 on the property located at **41 Rockwood Road** which is further identified on the Assessors' Maps as being on parcel D09-01-22A and is located in the I-1 zoning district.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

VII. NEW HEARINGS FOR JULY 11, 2023:

- A. **#23-55: Old Allie L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-10.13.02 of the Marshfield Municipal Code to perform Maintenance Dredging of the Taylor Marine basin, approximately 113,375 s.f. which is the same footprint previously permitted for dredging, on the property located at **93 Central Street** which is further identified on the Assessors' Maps as being on parcel M06-10-01 and is located in R-3 zoning district.
- B. **#23-56: Frozen 4 Corporation d/b/a South Shore Buds:** The Petitioner is seeking to modify the existing Special Permit under §305-10.10 of the Marshfield Municipal Code to allow for a change in hours of operation to open at 8:00 AM Monday through Saturday with Senior Hours on Sunday from 10:00 AM to 12:00 PM and site plan modification for landscape enhancements and site access in anticipation of the installation and activation of the proposed signalized intersection at School and Plain Streets on the property located at **985 Plain Street** which is further identified on the Assessors' Maps as being on parcel M07-15-06 and is located in the I-1 zoning district.
- C. **#23-57: Waldo Eastman:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct new stairs with a 5' x 5' platform on the left side of the dwelling 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 R-3 zoning district.
- D. **#23-58: Jesse Snell:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16' x 25'4" second floor addition on the property located at **107 Standish Street** which is further identified on the Assessors' Maps as being on parcel K12-02-21 and is located in R-3 zoning district.
- E. **#23-59: Eric Grubbs, Jr.:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 12'10" lateral addition on the property located at **1081 Ocean Street** which is further identified on the Assessors' Maps as being on parcel K10-17-09

and is located in R-3 zoning district.

- F. #23-60: Freedman Family Trust:** 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 structure and construct an approximate 40' x 35' single family dwelling with an attached 18' x 36' garage, a 10' x 20' mudroom with associated decks, porches and stairways and to change the use of an existing carriage house from an accessory structure/use to a principal residential structure/use on the property located at **26 Ames Avenue** which is further identified on the Assessors' Maps as being on parcel K11-31-06 and is located in R-3 zoning district.
- G. #23-61: Paul DiBello:** 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 39' x 30' two and a half (2½) story dwelling with a 10' x 17.5' deck on the property located at **41 Parker Street** which is further identified on the Assessors' Maps as being on parcel J13-02-12 and is located in R-3 zoning district.

VIII. ADJOURNMENT