

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**TUESDAY, SEPTEMBER 12<sup>TH</sup>, 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.**

<https://us02web.zoom.us/j/85860321072?pwd=eTJUbnE5PS3BmbDhaRW5FaGxhZGxRZz09>

Meeting ID: 858 6032 1072 Passcode: 015700

One tap mobile

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Find your local number: <https://us02web.zoom.us/j/85860321072?pwd=eTJUbnE5PS3BmbDhaRW5FaGxhZGxRZz09>

**AGENDA**

**I. CALL TO ORDER / ROLL CALL**

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

**III. NEW HEARINGS:**

- A. #23-68: James and Lisa Bonasia:** The Petitioners are seeking a Special Permit in accordance with §305-10.10 and §305-10.12 of the Marshfield Municipal Code to raze the existing 31' x 26' two-story nonconforming house and construct a new 36' x 26' two and a half story dwelling on the existing concrete pier foundation and existing beams 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.

- B. **#23-69: Cheryl L. Toner:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 30' long dormer on the right side of the dwelling to mimic the existing dormer on the left side on the property located at **52 Richard Street** which is further identified on the Assessors' Maps as being on parcel K12-08-02 and is located in an R-3 zoning district.
- C. **#23-70: 1121 South River Street LLC:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 40'4" x 30' dwelling unit on the footprint of the demolished barn structure with a two (2) car garage below, a 6'6" x 26' front porch and a 32'3" x 6' rear porch on the property located at **1121 South River Street** which is further identified on the Assessors' Maps as being on parcel I12-01-14 and is located in an R-1 zoning district.
- D. **#23-71: Brad Nisbet:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raise the existing 24.5' x 38' dwelling approximately four feet (4') to elevate it on a new poured foundation in the same location on the property located at **116 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-05-61 and is located in an R-3 zoning district.
- E. **#23-72: Thomas Fitzgerald:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18'9" x 17'9" addition by enclosing the existing deck on the property located at **65 Nevada Street** which is further identified on the Assessors' Maps as being on parcel K10-10-05 and is located in an R-3 zoning district.
- F. **#23-73: Kenneth and Laura Lawson:** The Petitioners are seeking to modify the width of their previously approved dock (#22-06) from 2.0' to 2.83' in accordance with §305-10.11 and §305-10.12 of the Marshfield Municipal Code on the property located at **62 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-04-07 and is located in an R-3 zoning district.

**IV. CONTINUED HEARINGS TO DATE CERTAIN (09-12-2023 6:30 P.M.):**

- A. **23-63: Julio A. Ferrer:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing shed with a 10' x 16' shed on the property located at **158 Meadowview Street** which is further identified on the Assessors' Maps as being on parcel K12-02-04 and is located in an R-3 zoning district.
- B. **#23-66: Health Circle, Inc.:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-12.06 and Site Plan Approval in accordance with §305-12.02 of the Marshfield Municipal Code to develop and operate a Recreational Marijuana retail establishment on the property located at **120 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcels D09-01-13B and is located in an I-1 zoning district.

**V. CLOSED HEARINGS/UNDER ADVISEMENT:**

**VI. OTHER BUSINESS:**

Approval of Minutes for the June 27, 2023, July 11, 2023 and August 8, 2023 meetings

**VII. NEW HEARINGS 09-26-2023:**

- A. #23-74: Thomas and Lisa McDonough:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02.3 of the Marshfield Municipal Code to raze the existing home and construct a new 30' x 44' flood compliant dwelling on wood piles with a 14' x 15' porch at the rear and deck areas on the front, left side and rear on the property located at **23 Richard Street** which is further identified on the Assessors' Maps as being on parcel K12-12-12 and is located in an R-3 zoning district.
- B. #23-75: Joseph Murphy:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner's determination that there are no violations of any Town of Marshfield Bylaw or Ordinance on the property located at **359 Forest Street** which is further identified on the Assessors' Maps as being on parcel E11-01-05 and is located in the R-1 zoning district.
- C. #23-76: Anthony W. Walker, Trustee:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code and/or a Finding under Massachusetts General Laws Chapter 40A, Section 6 for a proposed 13.1' x 11.2' addition and decks on the nonconforming property (two houses on one lot) located at **38 Raleigh Road** which is further identified on the Assessors' Maps as being on parcel K11-30-04 and is located in an R-3 zoning district.
- D. #23-77: Mary B. St. Pierre:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an 859 s.f. Accessory Apartment within the proposed addition on the property located at **425 Careswell Street** which is further identified on the Assessors' Maps as being on parcel L04-01-50 and is located in an R-2 zoning district.
- E. #23-78: Stephen and Shelley Eardley:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing house and construct a new 44' x 28' two (2) story dwelling on the property located at **15 Newport Street** which is further identified on the Assessors' Maps as being on parcel K12-15-10 and is located in an R-3 zoning district.
- F. #23-79: Robert J. McMorrow:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing house and construct a new 42.7' x 28.5' dwelling on the property located at **44 Plymouth Avenue** which is further identified on the Assessors' Maps as being on parcel M08-44-04K12-15-10 and is located in an R-3 zoning district.

## **VIII. ADJOURNMENT**