

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, SEPTEMBER 26th, 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 Meeting

Time: Sep 26, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84837072733?pwd=bIVOdzdZeXpiWWNiSVpwR240Q3ozZz09>

Meeting ID: 848 3707 2733

Passcode: 892408

One tap mobile

+16469313860,,84837072733# US13017158592,,84837072733# US (Washington DC)

Dial by your location

+1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 646 558 8656 US (New York)

Meeting ID: 848 3707 2733

Find your local number: <https://us02web.zoom.us/u/kgwt72btX>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- 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.

IV. CONTINUED HEARINGS TO DATE CERTAIN:

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

Approval of Minutes for the September 12, 2023 meeting

VII. NEW HEARINGS 10-10-2023:

- A. #23-80: Jonathan R. Bagnell and Caroline Pereira:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to raze the existing home and construct a new 26' x 51' dwelling with a 14' x 14' three (3) season porch in the rear on the property located at **30 West Street** which is further identified on the Assessors' Maps as being on parcel M05-11-07 and is located in an R-3 zoning district.
- B. #23-81: 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 home and construct a new 29' x 44' two and a half (2½) story dwelling with a 9' x 14' elevated deck and 5' wide egress stairs to grade 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.
- C. #23-82: Lynne Ann 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 neither the segment of Brewster Road nor Chilton Street required for frontage for the issuance of a building permit meet the definition of a "street" according to the Marshfield Zoning Bylaw on the property located at **47 Brewster Road** which is further identified on the Assessors' Maps as being on parcel J12-02-10 and is located in the R-1 zoning district.
- D. #23-83: Town of Marshfield/Department of Public Works:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to make comprehensive upgrades to the existing Plymouth Avenue Pump Station (PAPS) and implement protection for the potential risk of flooding during storm events; improvements to include mechanical, civil/site, structural, architectural, HVAC, electrical, plumbing, and process instrumentation and controls work and will include the construction of a new 18' x 26' addition/generator room that will be attached to the east side and a flood barrier wall constructed along the pump station perimeter on the property located at **373 Plymouth Avenue** which is further identified on the Assessors' Maps as being on parcel L09-09-11 and is located in the I-1 zoning district.

VIII. ADJOURNMENT