

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, MARCH 26th, 2024 at 6:30 P.M.

AGENDA FOR HYBRID MEETING

Pursuant to Chapter 2 of the Acts of 2023 dated March 29, 2023, 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. For this meeting, members of the public may attend in-person or may participate remotely, a hybrid form of meeting, also utilizing the ZOOM Meeting Instructions (video and phone in instructions) listed below. The public may also view the meeting by viewing the Town of Marshfield’s government access channels: Verizon (Chanel 35) and Comcast (Channel 15). 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: ZBA Meeting 3/26

Time: Mar 26, 2024 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81429501855?pwd=VHlpOHZxQzlwV1Rxa25ZQVAwYzdLUT09>

Meeting ID: 814 2950 1855

Passcode: 948591

One tap mobile

+13126266799,,81429501855# US (Chicago)

+16465588656,,81429501855# US (New York)

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. #24-19: Kelly Devine:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a new 60’ x 28’ house with associated porch and landing on the property located at **83 Ocean Street** which is further identified on the Assessors’ Maps as being on parcel N06-06-26A and is located in an R-3 zoning district.

II. CONTINUED HEARINGS TO DATE CERTAIN (03-26-2024):

- A. **#24-10: Next Door Realty Trust:** 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 property has been modified without approval and that the following prohibited uses have been added to this non-residential property in the R-1 Zoning District and the Water Resource Protection District (WRPD): Retail and Service Use #17, Boat Marina or Boat Yard and Accessory Use #6, Storage or more than two (2) boats. The Petitioner is also seeking a Variance under §305-10.11 for relief from §305-5.04, Table of Use Regulations, Retail and Service #17 and Accessory Uses #6 to allow for the winter storage of boats on the property located at **870 Main Street** which is further identified on the Assessors’ Maps as being on parcel E12-03-03A and is located in an R-1 zoning district.
- B. **#24-16: Scott Shanley:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner’s determination that a Commercial Kennel and Dog Training/Day Care use has been added to this residential property which is in violation of §305-5.02: Permitted Uses, §305.504: Table of Use Regulations and §305-11.07: Home Occupation of the Marshfield Municipal Code on the property located at **283 Holly Road** which is further identified on the Assessors’ Maps as being on parcel H14-03-02 and is located in an R-1 zoning district. **Petitioner has requested to continue to the June 11, 2024 meeting.**
- C. **#23-86: Amy Guillemain:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to modify the previously approved Special Permit (#20-20) to construct a 66’ x 30’ breezeway and attached garage and a Special Permit under §305-11.09 to create an Accessory Apartment within the proposed addition on the property located at **556 Pleasant Street** which is further identified on the Assessors’ Maps as being on parcel E17-04-25 and is located in an R-1 zoning district.
- D. **#23-87: Kevin McDonough:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner’s determination that he will not issue a building permit because Juniper Road does not meet the definition of a “street” as defined in the Marshfield Zoning Bylaws on the property located at **53 Juniper Road** which is further identified on the Assessors’ Maps as being on parcel I15-03-13 and is located in the R-3 zoning district.
- E. **#23-95: Patrick Campbell:** 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 Bylaws or Ordinances on the property located at **1067 Union Street** which is further identified on the Assessors’ Maps as being on parcel B17-01-12A and is located in an R-1 zoning district.

III. CONTINUED HEARINGS TO DATE CERTAIN (04-09-2024):

- A. **#23-102: Matlin, L.L.C. c/o Sealund Corp.:** In accordance with Mass. Gen. L. c. 40B secs. 20-23 and 760 CMR 56.07(4)(a), the Petitioner is seeking to make substantial changes or modifications to the previously approved Comprehensive Permit (#16-50) that was remanded to the Marshfield Zoning Board of Appeals to consider substantial project changes to include, without limitation, increasing the number of approved units and changing the building types, by constructing eight, seven unit buildings (total of 56-unit multi-family apartment) and one (1) office space, requesting additional waivers, as well as approve the transfer of the prior permit to the Petitioner, on the property located at **Bridle**

Crossing off Ferry which is further identified on the Assessors' Maps as being on parcel G12-29-02 and is located in an R-1 zoning district and the Water Resource Protection District.

IV. OTHER BUSINESS:

V. NEW HEARINGS 04-09-2024:

- A. #24-20: Kerri Vuola:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 30' x 14' addition on the rear of the existing dwelling on the property located at **114 Allan Street** which is further identified on the Assessors' Maps as being on parcel L07-05-10 and is located in an R-3 zoning district.
- B. #24-21: 96 Beach Street Realty Trust:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to elevate the existing dwelling onto a new flood-compliant foundation and relocate the house within the log to accommodate a new 14.5' x 32' attached garage on the property located at **96 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-05-74 and is located in an R-3 zoning district.
- C. #24-22: Quirk Cars, Inc.:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-9.02, Site Plan Approval in accordance with §305-12.02 and such other further relief pursuant to the Marshfield Municipal Code as necessary to raze and reconstruct the existing commercial building formerly known as Kabilians Car Care and Harper Autobody and construct a new commercial building for an automobile dealership or related uses consistent with the authorizations of the Marshfield Conservation Commission on the property located at **903 Plain Street** which is further identified on the Assessors' Maps as being on parcel D10-02-02 and is located in the I-1 zoning district.

VI. ADJOURNMENT