

Marshfield Zoning Board of Appeals
Marshfield Town Hall
870 Moraine Street Marshfield, MA 02050
June 27th, 2023 6:30 P.M.

Notice of Public Hearing

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. 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. 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.

A Public Hearing will be held by the MARSHFIELD ZONING BOARD OF APPEALS on **Tuesday, June 27, 2023 at 6:30 P.M.** to consider the following:

#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.

#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.

#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.

#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.

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#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.

#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.

#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.

#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.

#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.

#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.

The Petitioners and all interested parties are advised to check the Town website and/or Zoning Board of Appeals homepage for additional information and details.

Brian Murphy, Chair
Stephen Feeney

Heidi Conway, Vice Chair
Grover Hensley, Jr. Mark Corwin

Larry Keane, Clerk
Brian B. Sullivan