

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, NOVEMBER 23, 2021 at 6:30 P.M.

AGENDA FOR HYBRID PARTICIPATION 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. 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/83796187921?pwd=R1pYeVc2a0RhVnY1NEYwSjRXUUJFQT09>

Meeting ID: 837 9618 7921

Passcode: 198366

One tap mobile

+16465588656,,83796187921# US (New York) +13017158592,,83796187921# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us02web.zoom.us/u/kbPflR9GNY>

Must have microphone or you will not be able to speak.

Must have camera if you want to see video.

If dialing in on a phone, please use *6 to mute and unmute.

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #21-82: McDonald's USA, L.L.C.: The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-7.04.B and §305-7.04.C to add one (1) wall sign to the side of the restaurant which will match the size, color and style of the existing wall sign on the front of the building on the property located at **2121 Ocean Street** which is further identified on the Assessors' Maps as being on parcel G08-04-01 and is located in a B-2 zoning district.

B. #21-83: Samuel Speakman: The Petitioner is seeking a Special Permit in accordance with §305-6.08, §305-9.02, §305-9.04 and §305-10.12 of the Marshfield Municipal Code to raise the existing dwelling

above the Base Flood Elevation, retain the same location on the lot and construct a 16' x 24' deck on the property located at **274 Foster Avenue** which is further identified on the Assessors' Maps as being on parcel L10-22-03 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (11-23-21 6:30 P.M.):

- A. #21-72A: Kevin McNiff:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to add a 5'5" x 30' one (1) story addition, a 12' x 33' front second floor dormer and a 4'5" x 34' covered porch and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, for an additional 6'6" x 30' one (1) story addition to create a 12' x 30' room on the property located at **17 Seminole Avenue** which is further identified on the Assessors' Maps as being on parcel M09-03-08 and is located in an R-3 zoning district.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

- A. Webster Point Village, LLC:** Request to approve change(s) to the Comprehensive Permit issued to Webster Point Village, LLC by the Zoning Board of Appeals dated August 26, 2021 which the Zoning Board of Appeals has determined to be "substantial changes" after a September 8, 2021 Zoning Board meeting to consider the proposed changes. The property contains 26.33 acres, more or less, located off of Careswell Street in Marshfield, Massachusetts is located in the R-1 Zoning District, and is further identified as Parcel J02-05-01A on the Marshfield Assessor's Maps.
- B. #21-59A: Town of Marshfield/Harbormaster:** The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-10.12 and §305-13.02 for the extension and alteration of an existing nonconforming use and Site Plan approval under §305-12.02 of the Marshfield Municipal Code to regrade the Town's existing Dredge Spoils Area (DSA) to provide additional parking for a total of ninety-four (94) parking spaces and eighteen (18) trailer spaces for use by Harbor Park visitors and overflow parking for the Town Pier on the property located at **Joseph Driebeek Way** which is further identified on the Assessors' Maps as being on parcel M07-03-01 and is located in an R-3 zoning district.

VI. OTHER BUSINESS:

- A.** Building Commissioner - dock discussion

VII. APPROVAL OF ANY MINUTES:

VIII. NEW HEARINGS FOR DECEMBER 14, 2021:

- A. #21-84: Eric and Erin Trottier:** The Petitioners are seeking a Variance in accordance with §305-10.11 for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment within the recently constructed addition on the property located at **74 Bourne Park Avenue** which is further identified on the Assessors' Maps as being on parcel J09-08-22 and is located in an R-2 zoning district.
- B. #21-85: Junior/Dri-Seal Trust:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's decision that the Petitioner is in violation of the Town of Marshfield Bylaws with respect to the open storage of junk and junk

automobiles on the property located at **605 Plymouth Avenue** which is further identified on the Assessors' Maps as being on parcel K10-19-01 and is located in a B-3 zoning district.

- C. #21-86: Jerome Murphy:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12'6" addition at the rear of the dwelling for an exterior elevator, a 12'6" x 18' screened porch and a 12'6" x 26'11" deck on the property located at **200 Riverside Circle** which is further identified on the Assessors' Maps as being on parcel D19-01-14 and is located in an R-1 zoning district.
- D. #21-87: Frozen 4 Corporation d/b/a South Shore Buds:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-7.05, "Signs permitted in the I District", to install an additional sign at the premises which is a corner lot identified as 985 Plain Street with frontage on Lone Street on the property located at **985 Plain Street** which is further identified on the Assessors' Maps as being on parcel C10-02-05A and is located in an I-1 zoning district.
- E. #21-88: Frozen 4 Corporation d/b/a South Shore Buds:** The Petitioner is requesting a modification to Special Permit #20-49 that was granted at the September 22, 2020 Zoning meeting to establish senior hours and to allow for delivery from the premises on the property located at **985 Plain Street** which is further identified on the Assessors' Maps as being on parcel C10-02-05A and is located in an I-1 zoning district.
- F. #21-89: Dean M. Copeland:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 52' x 63' single family dwelling on the property located at the corner of **Ocean Street and Macker Terrace** which is further identified on the Assessors' Maps as being on parcel J08-05-14 and is located in a B-2 zoning district.
- G. #21-90: Gabriel and Helene Gomes:** The Petitioners are seeking a Special Permit in accordance with §305-13.02.C.01, §305-10.10 and §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.07 to construct a 4' x 390' dock/walkway and associated ramps and floats on the property located at **76 Carolyn Circle** which is further identified on the Assessors' Maps as being on parcel D20-01-25B and the abutting parcel D20-01-43 which are located in an R-1 zoning district.
- H. #21-91: Thomas Corbo:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 28' x 37' two and a half (2½) story dwelling with a 24' x 28' attached garage and an 8' x 20' breezeway on the property located at the corner of **815 Ocean Street** which is further identified on the Assessors' Maps as being on parcel L10-11-06A and is located in a B-3 zoning district.

IX. ADJOURNMENT