

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, JANUARY 9th, 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.

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 Zoning Board of Appeal’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 Time: Jan 9, 2024 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86064900874?pwd=bzUwVkNvbWE0ZG10YnZRRzYrMk1KZz09>

Meeting ID: 860 6490 0874 Passcode: 405315

One tap mobile +13092053325,,86064900874# US +13126266799,,86064900874# US (Chicago)

Dial by your location +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 558 8656 US (New York)

Meeting ID: 860 6490 0874 Find your local number: <https://us02web.zoom.us/j/86064900874?pwd=bzUwVkNvbWE0ZG10YnZRRzYrMk1KZz09>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. #24-01: Stephanie A. Funk and Elise M. Johnson:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16’ x 42.5’ two (2) story rear addition, a 10’ x 10’ two (2) story front addition and an 8’ x 10’ single story front entry on the

property located at **117 Ridge Road** which is further identified on the Assessors' Maps as being on parcel I15-24-02 and is located in an R-3 zoning district.

- B. #24-02: John A. and Linda A. Medlin:** The Petitioners are seeking a Special Permit in accordance with §305-9.02 of the Marshfield Municipal Code to construct an 18' x 21' attached garage, a 13.5' x 12' addition behind the garage and a 20' x 5' farmer's porch on the property located at **60 Foster Avenue** which is further identified on the Assessors' Maps as being on parcel M09-01-05 and is located in an R-3 zoning district.
- C. #24-03: Adam Hicks:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 17' x 15'6" mud room/laundry addition, a 17'5" x 14' rear addition, a 4'6" x 7'6" farmer's porch in the front with stairs to grade and a rear 8' x 6'6" landing with stairs to grade on the property located at **61 Standish Street** which is further identified on the Assessors' Maps as being on parcel K11-09-14 and is located in an R-3 zoning district.
- D. #24-04: NextGrid NFF Marshfield, LLC:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-5.04 Table of Use Regulations and Site Plan approval under §305-12.02 to construct a large-scale ground mounted solar photovoltaic facility with a nameplate generating capacity of approximately 5.63 Megawatts to be located at the Sanitary Landfill owned by the Town of Marshfield on the property located at **23 Clay Pit Road** which is further identified on the Assessors' Maps as being on parcel H11-04-14 and is located in an R-1 zoning district.
- E. #24-05: Nathan Collins/NextGrid, Inc.:** The Petitioner is seeking Site Plan approval under §305-12.02 of the Marshfield Municipal Code for the installation of a 249 kWh AC photovoltaic system consisting of two (2) carports and a rooftop system totaling 918 panels to be located at the Town of Marshfield Department of Public Works building at **965 Plain Street** which is further identified on the Assessors' Maps as being on parcel C10-02-03A and is located in the I-1 zoning district.
- F. #24-06: Nicole DiPaolo:** 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 proposed use is not a noncommercial kennel on the property located at **71 Furnace Street** which is further identified on the Assessors' Maps as being on parcel G11-01-06 is located in an R-1 zoning district and the Water Resource Protection District.

IV. CONTINUED HEARINGS TO DATE CERTAIN (01-09-2024):

- A. #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.
- B. #23-98: Plum Summer L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to rebuild an 8' x 8' addition on the existing footprint and construct an 8' x 10' second floor addition on the property located at **76 Island Street** which is further identified on the Assessors' Maps as being on parcel N06-06-48 and is located in an R-3 zoning district.

C. **#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.

V. **CONTINUED HEARINGS TO DATE CERTAIN (01-23-2024):**

A. **#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.

B. **#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.

VI. **OTHER BUSINESS:**

A. **#23-81: Alexander and Stella Gorodetsky:** The Petitioners are requesting a modification of the original plan to include a 14' x 24' roof deck on the property located at **1187 Ferry Street**.

B. Approval of Minutes from the December 12, 2023 meeting

NEW HEARINGS 01-23-2024:

C. **#24-07: Brandon and Brynn Waltman:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 29' x 35' second floor full shed dormer in the rear, rebuild the roof and construct a 29' x 35' gable dormer in the front and a 9' x 13' second floor addition in the rear on the property located at **672 Summer Street** which is further identified on the Assessors' Maps as being on parcel F18-03-14 and is located in an R-1 zoning district.

VII. **ADJOURNMENT**