

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, FEBRUARY 8, 2022 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.

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: Feb 8, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83654604561?pwd=NHVpZnBqOFdNRC9VcUx0NWtIUlgxUT09>

Meeting ID: 836 5460 4561 Passcode: 636920

One tap mobile

+13017158592,,83654604561# US (Washington DC) +13126266799,,83654604561# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 669 900 9128 US (San Jose)

Meeting ID: 836 5460 4561 Find your local number: <https://us02web.zoom.us/u/kbL6RobawS>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#22-07: Patrick Kennedy:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 72" x 100" breezeway between the first floor of the dwelling and second floor of the garage on the property located at **116 Island Street** which is further identified on the Assessors' Maps as being on parcel N06-06-33 and is located in an R-3 zoning district.
- B. **#22-08: Maureen C.G. Cook:** The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-9.02.B and §305-9.02.C of the Marshfield Municipal Code to construct an 8' x 45' and 8' x 32.1' L-shaped deck attached to the elevated single family dwelling on the property located at **125 Surf Avenue** which is further identified on the Assessors' Maps as being on parcel K11-24-07 and is located in an R-3 zoning district.
- C. **#22-09: Keith Grannis:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8' x 28' covered farmer's porch with an 11'4" run in the middle which will be 10' deep and a 3' x 36' overhang accent roof above the garage doors on the property located at **44 Old Beach Road** which is further identified on the Assessors' Maps as being on parcel L10-07-08 and is located in a B-3 zoning district.
- D. **#22-10: Robert Manchester:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.02 and a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 14' x 24' three (3) season porch over the existing deck on the property located at **36 Everson Road** which is further identified on the Assessors' Maps as being on parcel L09-14-03 and is located in an R-3 zoning district.
- E. **#22-11: Jay Robichau and Siobhan Durkin:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 12' second floor addition for a home office on the property located at **5 Columbia Road** which is further identified on the Assessors' Maps as being on parcel I16-06-02 and is located in an R-3 zoning district.
- F. **#22-12: Peter Dion:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 24' second story sunroom at the rear of the dwelling on the property located at **54 Kent Avenue** which is further identified on the Assessors' Maps as being on parcel K11-27-10 and is located in an R-3 zoning district.
- G. **#22-13: Theresa Petringa:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-11.09.C.6, a Special Permit in accordance with §305-10.12 to construct a 22' x 27' rear addition and a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment on the property located at **63 Winslow Street** which is further identified on the Assessors' Maps as being on parcel K10-01-04 and is located in an R-3 zoning district.

H. #22-14: Briteway Autowash: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to install two (2) automatic kiosk-style pay stations with concrete pad, canopies, wiring and related accessories on the property located at **535 Plain Street** which is further identified on the Assessors' Maps as being on parcel E10-01-11 and is located in a B-2 zoning district.

I. #22-15: Hilltop Property Group, L.L.C.: The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-13.02 of the Marshfield Municipal Code to construct a 44' x 30' two and a half (2½) story dwelling and a 10' x 30' deck on the property located at **77 Cherry Street** which is further identified on the Assessors' Maps as being on parcels M06-09-04A and M06-09-10 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (02-08-2022 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. CONTINUED HEARINGS TO DATE CERTAIN (02-22-2022 6:30 P.M.):

A. #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.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

VIII. APPROVAL OF ANY MINUTES:

IX. NEW HEARINGS FOR FEBRUARY 22, 2022:

#22-16: Stephanie Nee: 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 §305-6.08.J and §305-6.08.K with respect to setback and height requirements for a fence that was constructed on Town property at the location of **243 Standish Street** which is further identified on the Assessors' Maps as being on parcel K12-08-06 and is located in an R-3 zoning district.

#22-17: Brendan and Adrienne Sullivan: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new

62' x 29' two and a half (2½) story house with a one (1) car garage on the property located at **70 Parker Street** which is further identified on the Assessors' Maps as being on parcel J13-02-24 and is located in an R-3 zoning district.

#22-18: Jason Lucchetti: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 27' x 34' second story addition on top of the existing dwelling on the property located at **773 Summer Street** which is further identified on the Assessors' Maps as being on parcel E18-04-15 and is located in an R-1 zoning district.

#22-19: Frank T. Powell: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 43' x 34' attached garage with living space above and a 16.5' x 32' family room extension on the property located at **17 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-07-05B and is located in an R-3 zoning district.

#22-20: Dean Fossella: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 28' second story addition on the property located at **33 Ferry Hill Road** which is further identified on the Assessors' Maps as being on parcel H16-06-10B and is located in an R-3 zoning district.

#22-21: Michael J. and Amy M. Dorsey: The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to raze the existing structure and construct a 40' x 22' two (2) story dwelling, replace the existing 20' x 13' rear deck and construct a 22' x 6' front covered porch on the property located at **94 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-05-08 and is located in an R-3 zoning district.

#22-22: Michael J. and Amy M. Dorsey: The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to construct a 32' x 22' second floor addition, replace the existing deck with a 20' x 16' deck and construct a 22' x 6' front covered porch on the property located at **96 Marginal Street (rear)** which is further identified on the Assessors' Maps as being on parcel M06-05-03 and is located in an R-3 zoning district.

X. ADJOURNMENT