

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**TUESDAY, FEBRUARY 28, 2023 at 6:30 P.M.**

**AGENDA FOR HYBRID 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: ZBA

Time: Feb 28, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84516176125?pwd=eDQ0Z3ZZR0xWQldMK3o3RzN1bEdFUT09>

Meeting ID: 845 1617 6125                      Passcode: 834230

One tap mobile +16469313860,,84516176125#,,,,\*834230# US  
+13017158592,,84516176125#,,,,\*834230# US (Washington DC)

Dial by your location +1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US  
+1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 386 347 5053 US  
+1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 9128 US (San Jose)  
+1 689 278 1000 US +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma)  
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Meeting ID: 845 1617 6125                      Passcode: 834230

Find your local number: <https://us02web.zoom.us/j/84516176125?pwd=eDQ0Z3ZZR0xWQldMK3o3RzN1bEdFUT09>

## AGENDA

### I. CALL TO ORDER / ROLL CALL

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

### III. NEW HEARINGS:

- A. **#23-04A: Michelle Collins:** The Petitioner is seeking a Special Permit in accordance with §305-9.05 of the Marshfield Municipal Code to change the use from §305-5.04 #11, Other Personal and Consumer Service Establishment, to §305-5.04 #3, Eating and Drinking Places Not Including Drive-in Establishments, on the property located at **62 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-05-86 and is located in an R-3 zoning district.
- B. **#23-08: Alexander and Stella Gorodetsky:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a new 29' x 43.5' two (2) story single family dwelling on the property located at **1187 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-13 and is located in an R-3 zoning district.
- C. **#23-09: Kristen and Joseph Mouzer:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to remove the existing 17' x 11' structure and construct a one-story 17' x 17' addition with foundation on the property located at **91 Old Main Street** which is further identified on the Assessors' Maps as being on parcel E17-06-07 and is located in an R-1 zoning district.
- D. **#23-10: Neal and Michelle Madden:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 5'8" x 10'4" second floor dormer on the property located at **18 Roosevelt Road** which is further identified on the Assessors' Maps as being on parcel L09-10-07 and is located in an R-3 zoning district.
- E. **#23-11: Marshfield Airport:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to furnish and install the following Electric Vehicle Charging Stations: (2) DCFC EV Charging Stations and (1) Level II Dual port EV Station on the property located at **93 Old Colony Lane** which is further identified on the Assessors' Maps as being on parcel K09-03-03A and is located in an R-3 zoning district.
- F. **#23-12: 165 Prospect Street LLC:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for a seasonal ice cream shop on the property located at **173 Prospect Street** which is further identified on the Assessors' Maps as being on parcel E17-04-10 and is located in an R-1 zoning district. (withdrawn without prejudice)
- G. **#23-13: Marshfield Disabled American Veterans (DAV):** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 30' x 12' deck along the right elevation and install a sliding door on the property located at **108 Dyke Road** which is further identified on the Assessors' Maps as being on parcel M07-10-01 and is located in an R-3 zoning district.

**IV. CONTINUED HEARINGS TO DATE CERTAIN (02-28-2023 6:30 P.M.):**

- A. #23-04: Michelle Collins:** 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 as an eating and drinking establishment is different than the existing nonconforming use on the property located at **62 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-05-86 and is located in an R-3 zoning district.

**V. CONTINUED HEARINGS TO DATE CERTAIN (03-28-2023 6:30 P.M.):**

- A. #22-66: Peter Bethanis:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.07 and a Special Permit in accordance with §305-13.02.C.01 and §305-10.10 of the Marshfield Municipal Code to construct a 4' x 56' pier with a 36' long ramp and an 8' x 16' float on the property located at **1184 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-18 and is located in an R-3 zoning district.

**VI. CLOSED HEARINGS/UNDER ADVISEMENT:**

**VII. OTHER BUSINESS:**

- A.** Approval of Minutes: December 14, 2021

**VIII. NEW HEARINGS FOR MARCH 14, 2023:**

**#23-14: Town of Marshfield:** 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, with regard to the side and rear setbacks and Site Plan approval in accordance with §305-12.02 to construct a 249 kWh AC photovoltaic system consisting of four (4) carports and 1,104 panels on the property located at **35 Proprietors Drive** which is further identified on the Assessors' Maps as being on parcel E09-01-17A/E09-01-128 and is located in the I-1 zoning district.

**#23-15: Town of Marshfield:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's determination that guardrails have been installed, the entrance for the Harbor Park parking area has been relocated and a new entrance created without obtaining Site Plan approval per §305-12.02 on the property located at **200 Joseph Driebeek Way** which is further identified on the Assessors' Maps as being on parcel M07-03-01 and is located in the Residential Waterfront (R-3) and Coastal Wetlands Districts.

**#23-15A: Town of Marshfield:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to install/replace guardrails and to move the current parking lot entrance to the middle of the lot to allow vehicles to enter and/or exit more safely on the property located at **200 Joseph Driebeek Way** which is further identified on the Assessors' Maps as being on parcel M07-03-01 and is located in the Residential Waterfront (R-3) and Coastal Wetlands Districts.

**#23-16: Matthew J. and Lisa Quinn:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16' x 30'8" rear deck that will be less than 48" on the property located at **216 Foster Avenue** which is further identified on the Assessors' Maps as being on parcel L10-24-06 and is located in an R-3 zoning district.

**#23-17: Jay Dembro:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 20' x 30' second floor addition and a 12' x 20' deck on the property located at **288 Old Main Street** which is further identified on the Assessors' Maps as being on parcel E18-03-03A and is located in an R-1 zoning district.

**#23-18: John Richman:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to re-establish a previously approved Accessory Apartment within the exiting dwelling on the property located at **165 Plain Street** which is further identified on the Assessors' Maps as being on parcel F08-02-12A and is located in an R-2 zoning district.

**IX. ADJOURNMENT**