

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, MARCH 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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/86213047877?pwd=U3l4dFg5aUNxOWpUWjQ2TnptYTdsZz09>

Meeting ID: 862 1304 7877

Passcode: 027234

One tap mobile

+13126266799,,86213047877# US (Chicago)

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Dial by your location

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Meeting ID: 862 1304 7877

Find your local number: <https://us02web.zoom.us/j/86213047877>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. **#22-24: Marshfield Commerce Way, L.L.C.:** The Petitioner is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B for the construction of seven (7) three-story buildings, seven (7) townhome buildings, and one (1) clubhouse building. This development will consist of one hundred and seventeen (117) one-bedroom units, one hundred and sixteen (116) two-bedroom units and sixty-seven (67) three-bedroom units, which will total 300 units in all, seventy-five (75) of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located on an approximately 12.68 acre site off of **Commerce Way** which is further identified on the Assessors' Maps as D08-01-11A and is located in I-1 and R-1 zoning districts and within a PMUD – Planned Mixed Use Overlay District.

B. **#22-23: Elizabeth and John Lake:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing 10.3' x 7.5' shed with a 12' x 16' shed which will improve the northerly setback and maintain the read setback on the property located at **69 Standish Street** which is further identified on the Assessors' Maps as being on parcel K11-09-15 and is located in an R-3 zoning district.

C. **#22-08A: Maureen C.G. Cook:** The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-9.02.B, §305-9.02.C and §305-13.01.C.1 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.

IV. CONTINUED HEARINGS TO DATE CERTAIN (03-08-2022 6:30 P.M.):

A. **#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.

B. **#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.

V. CONTINUED HEARINGS TO DATE CERTAIN (03-22-2022 6:30 P.M.):

A. **#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.

B. #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.

C. #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.

VI. CONTINUED HEARINGS TO DATE CERTAIN (04-12-2022 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.

VII. CLOSED HEARINGS/UNDER ADVISEMENT:

VIII. OTHER BUSINESS:

A. #19-29: Manuela and Edward Barrett, 205 Bay Avenue: Petitioners request a one (1) year extension from 07/18/2022; 03/11/2020 to 06/17/2021 equals 396 days to be added due to state of emergency.

B. #18-82: Scott Ryder, 3 Preston Terrace: Petitioners request a one (1) year extension to include the tolling period due to the state of emergency.

IX. APPROVAL OF ANY MINUTES:

X. NEW HEARINGS FOR MARCH 22, 2022:

#22-25: Amelia English and Stephen Buckler: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 15' first floor addition, an 18'3" x 20' addition above the existing first floor and a 5'4" x 12' addition above the proposed first floor addition on the property located at **138 Grandview Avenue** which is further identified on the Assessors' Maps as being on parcel H16-10-04 and is located in an R-3 zoning district.

#22-26: Joshua Gray: The Petitioner is seeking a Special Permit in accordance with §305-10.12

of the Marshfield Municipal Code to construct a 45' x 20' second story addition over the existing first floor of the nonconforming structure on the property located at **147 Cambridge Street** which is further identified on the Assessors' Maps as being on parcel I11-22-11 and is located in an R-2 zoning district.

#22-27: Kevin Sealund, Manager/120 Preston Terrace L.L.C.: The Petitioner is seeking a Special Permit in accordance with §305-9.02 of the Marshfield Municipal Code to extend the southeast dormer 15'5", the northwest dormer 12'6" and the southwest dormer 9'0" and remove the balcony on the north side on the property located at **120 Preston Terrace** which is further identified on the Assessors' Maps as being on parcel I16-14-14 and is located in an R-3 zoning district.

#22-28: Benjamin and Erika Joyal: The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 to create an Accessory Apartment which will be under 40% of the total living space in a soon to be constructed conforming dwelling on the property located at **32 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M05-10-32 and is located in an R-3 zoning district.

#22-29: Anthony Durkin: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 6' front dormer and a 9'3" x 10'10" rear dormer to create a half story on the property located at **75 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-03-08 and is located in an R-3 zoning district.

#22-30: Ryan and Lauren Depew: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 18' addition at the front of the dwelling and a 12'10" x 10' covered porch on the property located at **23 Pheasant Lane** which is further identified on the Assessors' Maps as being on parcel J09-07-11 and is located in an R-3 zoning district.

XI. ADJOURNMENT