

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, MAY 9th, 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: Zoning Board of Appeals

Time: May 9, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83734327507?pwd=RVIERTdMbng4NEVTSzdZeHVyUHdNUT09>

Meeting ID: 837 3432 7507 Passcode: 759084

One tap mobile +16469313860,,83734327507# US +13017158592,,83734327507# 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) +1 507 473 4847 US
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+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston)
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Meeting ID: 837 3432 7507

Find your local number: <https://us02web.zoom.us/u/kbP5iCnl78>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#23-29: Michael Koffman:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10'6" x 6'9" single story addition and a 10' x 18' deck on the property located at **121 Tower Avenue** which is further identified on the Assessors' Maps as being on parcel M08-05-12 and is located in R-3 zoning district.
- B. **#23-30: Guy and Kimberly Musto:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing 34' x 31' covered deck and construct a new 30' x 12'6" covered two (2) story deck on the property located at **31 Water Street** which is further identified on the Assessors' Maps as being on parcel N05-01-05 and is located in an R-3 zoning district.
- C. **#23-31: Patricia and Robert Doherty:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10.75' x 24'9" two and a half (2½) story addition, a 10.75' x 17' covered porch and a 34' roof dormer with a cut back on the west side gable end roof to provide a 22' x 16' balcony on the property located at **40 Crane Road** which is further identified on the Assessors' Maps as being on parcel K11-15-06 and is located in an R-3 zoning district.
- D. **#23-32: 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' wide by approximately 390' long dock with associated walkway, ramps and floats to access the North River 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 D20-01-25B and D20-01-43 which are located in an R-1 zoning district.
- E. **#23-33: Robert D'Olympio:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 45' x 25' second floor addition with a 10' x 4' two (2) story front bump out on the property located at **22 Whitford Drive** which is further identified on the Assessors' Maps as being on parcel I05-01-36 and is located in an R-2 zoning district.
- F. **#23-34: Jefferey and Lisa Ackland:** 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 38' x 27.6' dwelling on the property located at **9 Ocean Street** which is further identified on the Assessors' Maps as being on parcel N06-05-27 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (05-09-2023 6:30 P.M.):

- A. **#23-25: Thomas Coleman/Liv Creative Cuisine:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to create ten (10) additional seats for outdoor dining on the property located at **1849 Ocean Street, #10**, which is further identified on the Assessors' Maps as being on parcel H07-05-07 and is located in a B-1 zoning district.

- B. #23-28: Linda and Joseph Hyde, Jr.:** 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 30' x 37' two (2) story single family dwelling on new pilings with a 10' x 20' deck with associated stairs on the property located at **20 Jackson Street** which is further identified on the Assessors' Maps as being on parcel K12-12-03 and is located in an R-3 zoning district.
- C. #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. (Requested to continue to April 11, 2023)

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

- A. #18-63: Michael Lapomardo, 24 Brighton Street:** Petitioner requests a one (1) year extension until June 8, 2024 due to design delays, contractor issues, material availability and the rise in construction and labor costs.

VII. NEW HEARINGS FOR MAY 23, 2023:

- A. #23-35: Sherry and Michael Mathieu:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and rebuild a new 44' x 26'6" two and a half (2½) story dwelling, a 26'6" x 16' rear deck with a 4' landing and stairs to grade, a 4' landing and 38' walkway connecting to rear deck with stairs to grade, an 11'6" x 4' rear second story balcony and an 8' x 4' front balcony on the attic floor on the property located at **10 Charlotte Street** which is further identified on the Assessors' Maps as being on parcel K13-05-06 and is located in R-3 zoning district.
- B. #23-36: Barbara C. Saad:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-13.01 of the Marshfield Municipal Code to construct a new 28' x 28' garage with breezeway, a 12' x 48' deck and a 14' x 12' addition on the property located at **90 Seaview Avenue** which is further identified on the Assessors' Maps as being on parcel G16-08-06 and is located in R-1 zoning district.
- C. #23-37: Michelle and Brian Balconi:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8' x 16' front porch on the property located at **40 Riverside Circle** which is further identified on the Assessors' Maps as being on parcel D19-03-05 and is located in R-1 zoning district.
- D. #23-38: Colin Yanovitch:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 13'6" x 26'3" two (2) story addition at the rear of the dwelling on the property located at **15 Virginia Street** which is further identified on the Assessors' Maps as being on parcel L04-08-15 and is located in R-3 zoning district.
- E. #23-39: Kevin C. 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 this lot does not

meet the minimum lot depth requirements needed to construct a single family residence and, if necessary, a Variance under §305-10.11 for relief from §305-6.10 Table of Dimensional and Density Regulations, Minimum Lot Depth, 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 an R-3 zoning district.

- F. **#23-40: Teresa and Steven Flavin:** The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.7 and/or §305-6.10 Table of Dimensional and Density Regulations, Minimum Lot Area, and a Special Permit under §305-11.09 to create an Accessory Apartment within the recently completed 11' x 28' addition on the property located at **252 Careswell Street** which is further identified on the Assessors' Maps as being on parcel L05-31-13 and is located in an R-3 zoning district.

VIII. ADJOURNMENT