

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**TUESDAY, MAY 14th, 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. For this meeting, members of the public may attend in-person or may participate remotely, a hybrid form of meeting, also utilizing the ZOOM Meeting Instructions (video and phone in instructions) listed below. The public may also view the meeting by viewing the Town of Marshfield’s government access channels: Verizon (Chanel 35) and Comcast (Channel 15). 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 May 14th

Time: May 14, 2024 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82849516155?pwd=Y1dhL2FFOW5uYWpocmxuN1NSc2hKZz09>

Meeting ID: 828 4951 6155                      Passcode: 696065

One tap mobile

+13126266799,,82849516155# US (Chicago)                      +16465588656,,82849516155# US (New York)

**AGENDA**

I.     **CALL TO ORDER / ROLL CALL**

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

III.   **NEW HEARINGS:**

A. #24-23: **Hale Brothers Construction:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a new 14’6” x 20’ two (2) story addition and

a 15'10" x 20' deck on the property located at **45 Abbey Street** which is further identified on the Assessors' Maps as being on parcel K12-09-09 and is located in an R-3 zoning district.

- B. #24-24: Michael Biviano:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a new 14' x 24' shed on the property located at **300 School Street** which is further identified on the Assessors' Maps as being on parcel D11-01-13B and is located in an R-1 zoning district and a Water Resource Protection (WRPD) district.
- C. #24-25: James and Mary Degrenier:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 15½' three (3) season room/porch at the rear of the dwelling on the property located at **32 Homestead Avenue** which is further identified on the Assessors' Maps as being on parcel K11-04-21 and is located in an R-3 zoning district.
- D. #24-26: Town of Marshfield/Harbormaster:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to regrade and repave the Ridge Road public boat ramp, install a concrete access ramp and landing, gangway and pile supported floats on the south side of the existing boat ramp; install a wooden guardrail, benches and landscape plantings **Ridge Road** which is further identified on the Assessors' Maps as being on parcel I15-24-14 and is located in an R-3 zoning district.
- E. #24-27: Nathan Collins/Next Grid, Inc.:** The Petitioner is seeking a Special Permit in accordance with §305-12.04 of the Marshfield Municipal Code to install a 499 kW AC photovoltaic system consisting of six (6) carports and a rooftop array totaling 2,363 panels at the Furnace Brook Middle School on the property located at **167 Forest Street (500 Furnace Street)** which is further identified on the Assessors' Maps as being on parcel E10-02-09 and is located in a B-2 zoning district and a Water Resource Protection (WRPD) district.
- F. #24-28: Nathan Collins/Next Grid, Inc.:** The Petitioner is seeking a Special Permit in accordance with §305-12.04 of the Marshfield Municipal Code to install a 240 kW AC photovoltaic system consisting of two (2) carports and a rooftop array totaling 510 panels at the South River Elementary School on the property located at **76 South River Street** which is further identified on the Assessors' Maps as being on parcel G08-05-24 and is located in an R-2 zoning district.
- G. #24-29: Donald Corey:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for the placement of a new accessory 10' x 12' bottle recycling machine on the outside of the existing building, conversion of two (2) standard parking spaces to handicap van accessible parking; extension of the existing sidewalk and construction of a new handicap ramp on the property located at **700 Plain Street** which is further identified on the Assessors' Maps as being on parcel D10-01-14 and is located in a B-2 zoning district and a Water Resource Protection (WRPD) district.
- H. #24-30: Jeffrey Ackland:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 32' addition with an 8' x 8' connector and associated porch/decks on the right side of the existing 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.
- I. 24-31: 96 Beach Street Realty Trust:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to demolish the existing single-family dwelling and construct a new 36' x 31' dwelling with a 14' x 31' attached garage, front porch and access and egress

stairways on the property located at **96 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-05-74 and is located in an R-3 zoning district.

- J. #24-32: Ryan Robbins:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16' x 12'8.5" second floor addition on the property located at **141 Nantasket Street** which is further identified on the Assessors' Maps as being on parcel J10-07-13 and is located in an R-2 zoning district.

**I. CONTINUED HEARINGS TO DATE CERTAIN (05-14-2024):**

- A. #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.

**II. CONTINUED HEARINGS TO DATE CERTAIN (05-28-2024):**

- A. #24-10: Next Door Realty Trust:** 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 property has been modified without approval and that the following prohibited uses have been added to this non-residential property in the R-1 Zoning District and the Water Resource Protection District (WRPD): Retail and Service Use #17, Boat Marina or Boat Yard and Accessory Use #6, Storage or more than two (2) boats. The Petitioner is also seeking a Variance under §305-10.11 for relief from §305-5.04, Table of Use Regulations, Retail and Service #17 and Accessory Uses #6 to allow for the winter storage of boats on the property located at **870 Main Street** which is further identified on the Assessors' Maps as being on parcel E12-03-03A and is located in an R-1 zoning district.
- B. #24-22: Quirk Cars, Inc.:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-9.02, Site Plan Approval in accordance with §305-12.02 and such other further relief pursuant to the Marshfield Municipal Code as necessary to raze and reconstruct the existing commercial building formerly known as Kabilians Car Care and Harper Autobody and construct a new commercial building for an automobile dealership or related uses consistent with the authorizations of the Marshfield Conservation Commission on the property located at **903 Plain Street** which is further identified on the Assessors' Maps as being on parcel D10-02-02 and is located in the I-1 zoning district.

**III. CONTINUED HEARINGS TO DATE CERTAIN (06-11-2024):**

- A. #24-16: Scott Shanley:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner's determination that a Commercial Kennel and Dog Training/Day Care use has been added to this residential property which is in violation of §305-5.02: Permitted Uses, §305.504: Table of Use Regulations and §305-11.07: Home Occupation of the Marshfield Municipal Code on the property located at **283 Holly Road** which is further identified on the Assessors' Maps as being on parcel H14-03-02 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.
- C. **#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.

**IV. OTHER BUSINESS:**

Discussion: Boys & Girls Club, 37 Proprietors Drive, requests waiver of site plan approval to install two (2) 16’ x 12’ pergolas on the pool deck for Summer Camp.

Approval of Minutes for March 26, 2024 and April 9, 2024

**V. NEXT HEARING 05/28/2024:**

- A. **#24-33: Joseph Baker:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to demolish the existing single-family dwelling and construct a new 30’ x 36’ dwelling with associated rear decks on the property located at **26 Hillside Street** which is further identified on the Assessors’ Maps as being on parcel K12-03-06 and is located in an R-3 zoning district.
- B. **#24-34: William Barke:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single-family dwelling and construct a new 31’ x 39’8” two and a half (2½) story dwelling with a garage underneath on the property located at **93 Beach Street** which is further identified on the Assessors’ Maps as being on parcel M05-10-21 and is located in an R-3 zoning district.
- C. **#24-35: JA Plymouth, L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing single-family dwelling and construct a new 31’3” x 54’10” two and a half (2½) story dwelling on the property located at **176 Plymouth Avenue** which is further identified on the Assessors’ Maps as being on parcel M08-14-12 and is located in an R-3 zoning district.

**VI. ADJOURNMENT**