

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**TUESDAY, MAY 23<sup>rd</sup>, 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 Meeting

Time: May 23, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83763081983?pwd=N3hKWGdYLTlNLTJk1WHR1SWJiYy9zZz09>

Meeting ID: 837 6308 1983

Passcode: 922992

One tap mobile +13052241968,,83763081983#,,,,\*922992# US +13092053325,,83763081983#,,,,\*922992# US

Dial by your location +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York) +1 646 931 3860 US +1 301 715 8592 US (Washington DC)  
+1 346 248 7799 US (Houston) +1 360 209 5623 US +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)

Meeting ID: 837 6308 1983

Passcode: 922992

Find your local number: <https://us02web.zoom.us/j/83763081983?pwd=N3hKWGdYLTlNLTJk1WHR1SWJiYy9zZz09>

## AGENDA

### I. CALL TO ORDER / ROLL CALL

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

### III. NEW HEARINGS:

- 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.

### IV. CONTINUED HEARINGS TO DATE CERTAIN (05-23-2023 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.

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

**VI. OTHER BUSINESS:**

Approval of Minutes for April 11, 2023 and May 9, 2023

**VII. NEW HEARINGS FOR JUNE 13, 2023:**

- A. #23-41: Cheryle and John Gallagher:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 19.5' x 11.5' single story addition in the front and a 22' x 23' second story addition in the rear on the property located at **30 Hillside Street** which is further identified on the Assessors' Maps as being on parcel K12-03-05 and is located in R-3 zoning district.
- B. #23-42: Tara Trayers:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 28'6" addition and an 8.5' x 15' deck on the property located at **113 Arnold Road** which is further identified on the Assessors' Maps as being on parcel M07-15-06 and is located in R-3 zoning district.
- C. #23-43: Daniel and Gina Wood:** 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 52' x 51' single family dwelling on the property located at **14 Alabama Street** which is further identified on the Assessors' Maps as being on parcel M04-05-08 and is located in R-3 zoning district.
- D. #23-44: Tran4Life:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 of the Marshfield Municipal Code to operate a gym under §305-5.04, Table of Use Regulations, Community Facilities #17, and a refreshment area for members under Accessory Uses #11 on the property located at **41 Rockwood Road** which is further identified on the Assessors' Maps as being on parcel D09-01-22A and is located in the I-1 zoning district.

**VIII. ADJOURNMENT**