

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
JUNE 22, 2021 at 6:30 P.M.

AMENDED AGENDA FOR HYBRID PARTICIPATION MEETING

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020 as well as the Marshfield Board of Selectmen's Declaration of Emergency on March 17, 2020, the Zoning Board of Appeals shall be meeting remotely until further notice. The audioconferencing 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. The meeting will be shown live on www.marshfieldtv.org/streaming or Channel 35 (Verizon) or Channel 15 (Comcast).

The bill filed by Governor Baker on May 25, 2021 extends these provisions related to the Commonwealth's Open Meeting Law until September 1, 2021, which will allow additional time to consider possible permanent changes to the open meeting law to provide for greater flexibility in conducting open meetings through reliance on electronic streaming and similar measures.

Join Zoom Meeting

<https://us02web.zoom.us/j/84978818729?pwd=K3BqMWpFTXExZjNvYzYvdGxvWlhZZz09>

Meeting ID: 849 7881 8729

Passcode: 240705

One tap mobile

+13126266799,,84978818729#,,,,*240705# US (Chicago)

+16465588656,,84978818729#,,,,*240705# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 849 7881 8729

Passcode: 240705

Find your local number: <https://us02web.zoom.us/j/84978818729?pwd=K3BqMWpFTXExZjNvYzYvdGxvWlhZZz09>

Must have microphone or you will not be able to speak

Must have camera if you want to see video

If dialing in on a phone, please use *6 to mute and unmute.

AGENDA

1. CALL TO ORDER / ROLL CALL

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

III. **NEW HEARINGS:**

A. #21-44: CJV Automotive & Towing, Inc.: The Petitioner is seeking a Special Permit and a waiver of Site Plan Approval in accordance with Marshfield Municipal Code §305-10.10 SPECIAL PERMIT and §305-5.04 Wholesale Transportation and Industrial section 10, “Other Transportation Services” and waiver of site plan approval under §305-12.02 for automotive towing and transportation use with repair as accessory thereto under subsection 7 of Accessory Uses permitted therein and such other further relief pursuant to the Marshfield Municipal Code as necessary on the property located at **847 Webster Street, Unit 6**, which is further identified on the Assessors’ Maps as being on parcel H07-04-43 and is located in a B-1 zoning district.

B. #21-45: Richard Doyle: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to create an 8’ x 21’ deck extension on the property located at **88 Marginal Street** which is further identified on the Assessors’ Maps as being on parcel M06-05-01 and is located in an R-3 zoning district.

C. #21-46: Brian O’Donnell: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a new 52’ x 30’ two and a half (2½) story house on the property located at **32 Surf Avenue** which is further identified on the Assessors’ Maps as being on parcel L10-05-01 and is located in an R-3 zoning district.

IV. **CONTINUED HEARINGS TO DATE CERTAIN (06-22-2021 6:30 P.M.):**

A. #21-41: Donna and Edward Martynowski: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to demolish two (2) existing sheds and construct a 30’ x 34’ two (2) story addition with an upper deck and associated stairs and two (2) Variances in accordance with §305-10.11 seeking relief from §305-6.10, Table of Dimensional and Density Regulations, to allow the construction of an overhang 13’ from the front lot line and the construction of an upper deck and associated stairs 12.6’ from the left lot line on the property located at **25 Sekonnet Avenue** which is further identified on the Assessors’ Maps as being on parcel M09-04-12 and is located in an R-3 zoning district.

B. #21-28: American Towers, L.L.C.: In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioner is seeking a Variance for relief from §305-5.04, Table of Use Regulations, Retail and Service #23b, §305-6.05, §305-6.10, §305-11.12.B(1), §305-11.12.B(2), §305-11.12.B(3), a Special Permit under §305-5.04.22 and 23, Accessory Communications Tower to a Nonresidential Use, §305-10.10 and §305-11.12 and Site Plan approval under §305-12.02 to construct a self-supporting one hundred and twenty foot (120’) Monopole Tower, the ground space of which will be surrounded with a six foot (6’) high chain link fence with a twelve foot (12’) wide locked entrance gate which will house the telecommunications tower, equipment cabinets and generator of Verizon Wireless and the equipment for future co-locators on the property located at **0 Snow Road** which is further identified on the Assessors’ Maps as being on parcel H07-04-25A and is located in a B-1 zoning district.

V. **CONTINUED HEARINGS TO DATE CERTAIN (07-13-2021 6:30 P.M.):**

A. #21-43: Christopher and Sara McNeil: The Petitioners are seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an approximately 150 square foot

Accessory Apartment within the addition to be constructed on the property located at **110 Eames Way** which is further identified on the Assessors' Maps as being on parcel F15-01-08 and is located in an R-1 zoning district.

B. #19-81: D.J. Sullivan Collision Center, Inc.: In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the failure of the Building Commissioner to issue a decision confirming that multiple principal uses are allowed on the property located at **612 Plain Street** which is listed on the Assessors' Maps as being on parcel E10-02-10 and is located in a B-2 zoning district with a Water Resource Protection District overlay. **Applicant has requested to continue until the July 13, 2021 meeting.**

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

A. Ed Pesce: Update on Modera project

A. Review Rules and Regulations

B. Selection of new officers

VIII. APPROVAL OF ANY MINUTES:

IX. UPCOMING NEW HEARINGS (07-13-2021):

#21-48: The Sailors Valentine Trust: The Petitioner is seeking a Special Permit in accordance with §305-13.02.C.01 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 68' dock with a 13' x 12' boat lift alongside at the end of the dock on the property located at **34 Marginal Street Rear** which is further identified on the Assessors' Maps as being on parcel M05-10-15 and is located in an R-3 zoning district.

#21-49: Thomas Hedin: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a new 16' x 41' single family home with a 10' x 16' deck on elevated wood piles on the property located at **9 Bryants Lane** which is further identified on the Assessors' Maps as being on parcel M08-51-03 and is located in an R-3 zoning district.

#21-50: Meaghan Sullivan and Phillip Connolly: The Petitioners are seeking Special Permits in accordance with §305-10.12 and §305-11.09 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.6 to construct a 4.8' x 18' addition and create a 842 square foot Accessory Apartment within the addition on the property located at **37 North River Drive** which is further identified on the Assessors' Maps as being on parcel E19-01-05 and is located in an R-1 zoning district.

#21-51: William Meehan: The Petitioner is seeking a Special Permit in accordance with §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.08.E.3 to construct a 15'8" x 23' deck which will be 5'11 ¾" in height on the property located at **431 Ocean Street** which is further identified on the Assessors' Maps as being on parcel M08-18-07A and is located in an R-3 zoning district.

#21-43A: Christopher and Sara McNeil: 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 to create an approximately

150 square foot Accessory Apartment within the addition to be constructed on the property located at **110 Eames Way** which is further identified on the Assessors' Maps as being on parcel F15-01-08 and is located in an R-1 zoning district.

X. ADJOURNMENT