

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#22-43A: Jaime Robinson:** 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 to demolish the existing front addition and construct a 9'3" x 38'6" rear addition, an 8'6" x 38'6" front addition and a 10'6" x 39'9" side addition on the property located at **15 Hutchinson Road** which is further identified on the Assessors' Maps as being on parcel L10-12-07 and is located in a B-3 zoning district.
- B. **#22-64: Jim Bunnell/Boys & Girls Club:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 100 square foot pergola and a fire pit on the property located at **37 Proprietors Drive** which is further identified on the Assessors' Maps as being on parcel E09-01-18A and is located in an R-1 zoning district.
- C. **#22-65: Paul and Jessica Philpott:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 23' x 17.5' second story addition and a 10' x 15.5' two (2) story addition over the existing deck on the property located at **52 Danforth Street** which is further identified on the Assessors' Maps as being on parcel L05-12-06 and is located in an R-3 zoning district.
- D. **#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. **The Petitioner has requested to continue to the August 9, 2022 meeting.**
- E. **#22-67: Craig Ricciarelli:** 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 127' pier with a 37' long ramp and an 8' x 20' float on the property located at **1203 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-22 and is located in an R-3 zoning district. **The Petitioner has requested to continue to the August 9, 2022 meeting.**

IV. CONTINUED HEARINGS TO DATE CERTAIN (07-12-2022 6:30 P.M.):

- A. **#22-52: James J. Kilcoyne, Jr.:** The Petitioner is seeking a minor modification of Special Permit #14-24 to authorize the approximately 12' x 14' wood platform added to the timber walkway and a Special Permit in accordance with §305-13.01.C and §305-10.12 of the Marshfield Municipal Code to authorize the less than 200 square foot ramada within the Inland Wetlands District on the property located at **51 North River Drive** which is further identified on the Assessors' Maps as being on parcel

E20-03-06 and is located in an R-1 zoning district, the Coastal Wetlands Overlay District and Inland Wetlands Overlay Districts.

- B. #22-58: Michael Snowdale/Stellwagen Beer Company:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.02 and §305-6.08 and Site Plan approval under §305-12.02 of the Marshfield Municipal Code to construct a 14' x 14' open deck on the property located at **100 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcel D09-01-12B and is located in the I-1 zoning district.
- C. #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.
- D. #22-57: Connolly Brothers, Inc.:** The Petitioner is seeking a Special Permit under §305-10.12 and Site Plan approval under §305-12.02 of the Marshfield Municipal Code for a for-profit educational facility use pursuant to Marshfield Municipal Code §305-5.04 on the property located at **51 Commerce Way** which is further identified on the Assessors' Maps as being on parcels E09-01-15, E09-01-63 and E09-01-64 and is located in the I-1 zoning district and such other further relief pursuant to the Marshfield Municipal Code as necessary.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

- A. #22-36: Patrick Connolly:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a large-scale ground-mounted solar photovoltaic installation on the property located at **Commerce Way** which is further identified on the Assessors' Maps as being on parcel D09-01-36A and is located in the I-1 zoning district and the Planned Mixed Use District (PMUD).

VI. OTHER BUSINESS:

- A. Discussion – Rules and Regulations**

VII. NEW HEARINGS FOR JULY 26, 2022:

- A. #22-68: Jeffrey Casale:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-5.04, Accessory Uses #6, of the Marshfield Municipal Code to store a camper in the driveway on the property located at **1176 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-16 and is located in an R-3 zoning district.

VIII. ADJOURNMENT