Marshfield Zoning Board of Appeals 870 Moraine Street, Marshfield, MA 02050 TUESDAY, JULY 12, 2022 at 6:30 P.M.

AGENDA FOR HYBRID PARTICIPATION 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: Jul 12, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/83230247177?pwd=THdoQS9vYWdBUW5wcy9ZaHVDSCtSZz09

Meeting ID: 832 3024 7177 Passcode: 188326

One tap mobile

+16469313860,,83230247177#,,,,*188326# US +13017158592,,83230247177#,,,,*188326# US

(Washington DC)

Dial by your location

+1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York) +1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 669 444 9171 US

Meeting ID: 832 3024 7177 Passcode: 188326

AGENDA

- L CALL TO ORDER / ROLL CALL
- **II. ANNOUNCEMENTS:** Meeting is being recorded by MCTV (if applicable)
- III. <u>NEW HEARINGS:</u>
 - **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-1zoning 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. <u>CLOSED HEARINGS/UNDER ADVISEMENT:</u>

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. <u>ADJOURNMENT</u>