

**Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, AUGUST 8TH, 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: Zoning Board of Appeals

Time: Aug 8, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88520057783?pwd=UTVHVkYraUV4byt6NTF2WDZFNks1Zz09>

Meeting ID: 885 2005 7783 Passcode: 497092

One tap mobile

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Dial by your location +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago)

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+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) +1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US

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Meeting ID: 885 2005 7783 Passcode: 497092

Find your local number: <https://us02web.zoom.us/j/88520057783?pwd=UTVHVkYraUV4byt6NTF2WDZFNks1Zz09>

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#23-62: Jill Dailey:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 36' x 44' two and a half (2½) story dwelling with a n 8' deep wraparound porch on three (3) sides on the property located at **15 Reed Street** which is further identified on the Assessors' Maps as being on parcel N07-07-06 and is located in an R-3 zoning district.
- B. **23-63: Julio A. Ferrer:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing shed with a 10' x 16' shed on the property located at **158 Meadowview Street** which is further identified on the Assessors' Maps as being on parcel K12-02-04 and is located in an R-3 zoning district.
- C. **#23-64: Solange DeFaria:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to enclose the existing porch to create a 20'4" x 19'5" family room on the property located at **464 School Street** which is further identified on the Assessors' Maps as being on parcel C10-04-02 and is located in an R-1 zoning district.
- D. **#23-65: John Connors:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-7.04, Signs Permitted in any "B" District, to install channel letters on each end of the building, one (1) set measuring 46.25" x 101.25" (32.5 s.f.) and one (1) set measuring 31.8" x 144.5" (31.9 s.f.) on the property located at **497 Plain Street** which is further identified on the Assessors' Maps as being on parcel E10-01-18C located in a B-2 zoning district.
- E. **#23-53A: J. Stephen Bjorklund:** The Petitioner is seeking a Special Permit in accordance with §305-9.02.C and §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 50' x 70' single family dwelling in the rear of the property located at **1211 Forest Street** which is further identified on the Assessors' Maps as being on parcel D16-02-34 and is located in R-1 zoning district.
- F. **#23-66: Health Circle, Inc.:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-12.06 and Site Plan Approval in accordance with §305-12.02 of the Marshfield Municipal Code to develop and operate a Recreational Marijuana retail establishment on the property located at **120 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcels D09-01-13B and is located in an I-1 zoning district.
- G. **#23-67: Michael Sullivan:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 24' x 24' attached two (2) car garage with living space above and a 7' x 24' breezeway attached to the existing dwelling on the property located at **117 Meadowview Street** which is further identified on the Assessors' Maps as being on parcel K11-01-52 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (08-08-2023 6:30 P.M.):

- A. #23-45: Brian O’Callaghan:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02, Table of Dimensional and Density Regulations, to construct a 10’ x 12’ shed on the property located at **29 Malden Avenue** which is further identified on the Assessors’ Maps as being on parcel J11-01-36 and is located in an R-2 zoning district. **(Petitioner has requested to withdraw petition without prejudice.)**
- B. #23-59: Eric Grubbs, Jr.:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12’ x 12’10” lateral addition on the property located at **1081 Ocean Street** which is further identified on the Assessors’ Maps as being on parcel K10-17-09 and is located in R-3 zoning district.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

- VII. #22-43A: Jaime Robinson, 15 Hutchinson Road:** Petitioner requests a one (1) year extension until August 23, 2024 for her Special Permit and Variance granted at the August 9th, 2022 ZBA meeting due to contractor issues and a reduction in the size of the project.

VIII. NEW HEARINGS:

IX. ADJOURNMENT