

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**TUESDAY, OCTOBER 10th, 2023 at 6:30 P.M.**

**AGENDA FOR HYBRID MEETING**

Pursuant to Chapter 2 of the Acts of 2023 dated March 29, 2023, 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 Meeting

Time: Oct 10, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89728126400?pwd=VGhTUXVReIRpN3E2NVE3blllbFR0dz09>

Meeting ID: 897 2812 6400

Passcode: 274906

One tap mobile

+16465588656,,89728126400# US (New York)    +16469313860,,89728126400# US

Dial by your location

+1 646 558 8656 US (New York)    +1 646 931 3860 US    +1 301 715 8592 US (Washington DC)

Meeting ID: 897 2812 6400

Find your local number: <https://us02web.zoom.us/j/kdBTtUfC9R>

## AGENDA

### I. CALL TO ORDER / ROLL CALL

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

### III. NEW HEARINGS:

- A. **#23-80: Jonathan R. Bagnell and Caroline Pereira:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-9.02.C of the Marshfield Municipal Code to raze the existing home and construct a new 26' x 51' dwelling with a 14' x 14' three (3) season porch in the rear on the property located at **30 West Street** which is further identified on the Assessors' Maps as being on parcel M05-11-07 and is located in an R-3 zoning district.
- B. **#23-81: Alexander and Stella Gorodetsky:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing home and construct a new 29' x 44' two and a half (2½) story dwelling with a 9' x 14' elevated deck and 5' wide egress stairs to grade on the property located at **1187 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-13 and is located in an R-3 zoning district.
- C. **#23-82: Lynne Ann Murphy:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner's determination that neither the segment of Brewster Road nor Chilton Street required for frontage for the issuance of a building permit meet the definition of a "street" according to the Marshfield Zoning Bylaw on the property located at **47 Brewster Road** which is further identified on the Assessors' Maps as being on parcel J12-02-10 and is located in the R-1 zoning district.
- D. **#23-83: Town of Marshfield/Department of Public Works:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to make comprehensive upgrades to the existing Plymouth Avenue Pump Station (PAPS) and implement protection for the potential risk of flooding during storm events; improvements to include mechanical, civil/site, structural, architectural, HVAC, electrical, plumbing, and process instrumentation and controls work and will include the construction of a new 18' x 26' addition/generator room that will be attached to the east side and a flood barrier wall constructed along the pump station perimeter on the property located at **373 Plymouth Avenue** which is further identified on the Assessors' Maps as being on parcel L09-09-11 and is located in the I-1 zoning district.

### IV. OTHER BUSINESS:

- A. December 26, 2023 meeting  
B. Approval of Minutes from the September 26, 2023 meeting

### V. NEW HEARINGS 10-24-2023:

- A. **#23-78A: Stephen and Shelley Eardley:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing house and construct a new 52' x 28' two (2) story dwelling on the property located at **15 Newport Street** which is further identified on the Assessors' Maps as being on parcel K12-15-10 and is located in an R-3 zoning district.

- B. #23-84: SCM Realty, L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a 20' x 20' Accessory Apartment within the new single family dwelling under construction on the property located at **769 Ocean Street** which is further identified on the Assessors' Maps as being on parcel L09-06-04 and is located in an R-3 zoning district.
- C. #23-85: Ben LaMora:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct two (2) 1'11' x 7'11" extensions, replace the existing 6'6" x 7' covered side porch and construct a 6'6" x 7' second floor addition above it, and a 30' x 7'11" second floor addition on the property located at **12 Foster Avenue** which is further identified on the Assessors' Maps as being on parcel M09-06-02 and is located in an R-3 zoning district.
- D. #23-86: Amy Guillemain:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to modify the previously approved Special Permit (#20-20) to construct a 66' x 30' breezeway and attached garage and a Special Permit under §305-11.09 to create an Accessory Apartment within the proposed addition on the property located at **556 Pleasant Street** which is further identified on the Assessors' Maps as being on parcel E17-04-25 and is located in an R-1 zoning district.

**VI. ADJOURNMENT**