

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**TUESDAY, NOVEMBER 28th, 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 Zoning Board of Appeal’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.**

Join Zoom Meeting

<https://us02web.zoom.us/j/86571914945?pwd=bXB4dU1JQzVwc2U5Rmk5S24yV09lQT09>

Meeting ID: 865 7191 4945                      Passcode: 155506

One tap mobile            +13052241968,,86571914945#            or            +13092053325,,86571914945#

Dial by your location

+1 305 224 1968 US                      +1 309 205 3325 US                      +1 312 626 6799 US (Chicago)

Meeting ID: 865 7191 4945

Find your local number: <https://us02web.zoom.us/j/86571914945?pwd=bXB4dU1JQzVwc2U5Rmk5S24yV09lQT09>

**AGENDA**

- **CALL TO ORDER / ROLL CALL**
- **ANNOUNCEMENTS:** Meeting is being recorded by MCTV (if applicable)
- **NEW HEARINGS:**
  - **#23-94: Kenneth Goode:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an approximate 11’ x 24’ roof dormer on the existing detached garage on the property located at **52 Vincent Drive** which is further

identified on the Assessors' Maps as being on parcel K11-16-06 and is located in an R-3 zoning district.

- **#23-95: Patrick Campbell:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner's determination that there are no violations of any Town of Marshfield Bylaws or Ordinances on the property located at **1067 Union Street** which is further identified on the Assessors' Maps as being on parcel B17-01-12A and is located in an R-1 zoning district.
- **#23-96: 0 Pinehurst Road Realty Trust:** The Petitioner is seeking a Special Permit in accordance with §305-13.01.C.1 of the Marshfield Municipal Code to allow construction of an approximate 80' x 34' two and a half (2½) story dwelling on the 4.11 acre lot located at **193 Pinehurst Road** which is further identified on the Assessors' Maps as being on parcel G14-01-02 and is located in an R-1 zoning district.
- **#23-97: Patrick and Kristin Haddigan:** The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.10, Table of Dimensional and Density Regulations, to reduce the setback by 5.1' and a Special Permit in accordance with §305-10.12, §305-9.02 and §305-13.01 to replace the existing 39.1' x 11.3' deck and shed on the left side, remove the existing 26.2' x 11.3' existing deck/shed on the rear side and replace them with a 44.2' x 12.7' deck and garage extension on the left side and a 47.9' x 16.2' deck, garage extension and four (4) season porch on the rear side on the property located at **110 Riverside Circle** which is further identified on the Assessors' Maps as being on parcel D20-01-01 and is located in an R-1 zoning district.
- **#23-98: Plum Summer L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to rebuild an 8' x 8' addition on the existing footprint and construct an 8' x 10' second floor addition on the property located at **76 Island Street** which is further identified on the Assessors' Maps as being on parcel N06-06-48 and is located in an R-3 zoning district.

- **CONTINUED HEARINGS TO DATE CERTAIN (11-14-2023):**

- **#23-87: Kevin McDonough:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner's determination that he will not issue a building permit because Juniper Road does not meet the definition of a "street" as defined in the Marshfield Zoning Bylaws on the property located at **53 Juniper Road** which is further identified on the Assessors' Maps as being on parcel I15-03-13 and is located in the R-3 zoning district.

- **CONTINUED HEARINGS TO DATE CERTAIN (01-23-2024):**

- **#23-86: Amy Guillemin:** 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.

- **OTHER BUSINESS:**

- Approval of Minutes from the November 14, 2023 meeting

- **NEW HEARINGS 12-12-2023:**

- **23-99: Alice Clifford:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 4' x 18' single story addition on the property located at **201 Ridge Road** which is further identified on the Assessors' Maps as being on parcel J14-02-19 and is located in an R-3 zoning district.
- **#23-100: Marshfield Masonic Building Association:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 Marshfield Municipal Code to construct an 8' x 12' prefabricated wood frame shed for clothing donations to be located in the front on the property located at **412 Furnace Street**, which is further identified on the Assessors' Maps on parcel E10-05-01 and is located in the R- 1 zoning district.
- **#23-101: Lucchetti's Service Center, Inc.:** In accordance with §305-10.09 of the Marshfield Municipal Code, the Petitioner is seeking an Appeal of the Building Commissioner's determination that there are was a violation of the Town of Marshfield Bylaws for an unauthorized use on the property located at **658 Plain Street** which is further identified on the Assessors' Maps as being on parcel E10- 02-05A is located in a B-2 zoning district and the Water Resource Protection District.
- **#23-102: Matlin, L.L.C. c/o Sealund Corp.:** In accordance with Mass. Gen. L. c. 40B secs. 20-23 and 760 CMR 56.07(4)(a), the Petitioner is seeking to make substantial changes or modifications to the previously approved Comprehensive Permit (#16-50) that was remanded to the Marshfield Zoning Board of Appeals to consider substantial project changes to include, without limitation, increasing the number of approved units and changing the building types, by constructing eight, seven unit buildings (total of 56-unit multi-family apartment) and one (1) office space, requesting additional waivers, as well as approve the transfer of the prior permit to the Petitioner, on the property located at **Bridle Crossing off Ferry** which is further identified on the Assessors' Maps as being on parcel G12-29-02 and is located in an R-1 zoning district and the Water Resource Protection District.

- **ADJOURNMENT**