

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, DECEMBER 12th, 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/85016526176?pwd=NDVtRXhKODICUUFxZzR4dCtXeWhjZz09>

Meeting ID: 850 1652 6176 Passcode: 442776

One tap mobile +16465588656,,85016526176# US (New York) or +16469313860,,85016526176# 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: 850 1652 6176

Find your local number: <https://us02web.zoom.us/u/kdeBCHFEXK>

AGENDA

I. **CALL TO ORDER / ROLL CALL**

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

III. **NEW HEARINGS:**

- A. **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.

- B. #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.
- C. #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.
- D. #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.

IV. CONTINUED HEARINGS TO DATE CERTAIN (12-12-2023):

- A. #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.

V. CONTINUED HEARINGS TO DATE CERTAIN (01-09-2024):

- A. #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.

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

- A. #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.

B. #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.

VII. OTHER BUSINESS:

VIII. ADJOURNMENT