

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, DECEMBER 28, 2021 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. For this meeting, members of the public may attend in-person or may participate remotely, a hybrid form of meeting, also utilizing the ZOOM Meeting Instructions (video and phone in instructions) listed below. 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.

Topic: Zoning Board of Appeals

Time: Dec 28, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81319679514?pwd=L3ZkZXNFWVpKZTJ0WDNDL1FWaXJVdz09>

Meeting ID: 813 1967 9514 Passcode: 577376

One tap mobile

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Dial by your location

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Meeting ID: 813 1967 9514

Find your local number: <https://us02web.zoom.us/u/kdJZxC3ljZ>

Must have microphone or you will not be able to speak.

Must have camera if you want to see video.

If dialing in on a phone, please use *6 to mute and unmute.

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

- A. **#21-92: Mark Kemp:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 20' breezeway, a 40' x 26'4" three (3) car garage and a 35' x 6' farmer's porch on the property located at **189 Summer Street** which is further identified on the Assessors' Maps as being on parcel G16-05-02 and is located in an R-1 zoning district.
- B. **#21-84A: Eric and Erin Trottier:** The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02 and §305-6.10, Table of Dimensional and Density Regulations, to allow them to encroach eight inches (8") into the right side setback due to an error during construction of an addition on the property located at **74 Bourne Park Avenue** which is further identified on the Assessors' Maps as being on parcel J09-08-22 and is located in an R-2 zoning district.
- C. **#21-93: Daniel Hassett:** The Petitioner is seeking Site Plan modification in accordance with §305-12.02 of the Marshfield Municipal Code to relocate the Levitate front door to reduce customer foot traffic near busy street and improve handicap accessibility, construct additional 8' wide steps with a 3' landing and door between Levitate Surf Shop and Levitate Backyard & REXICANA Surf Cantina and replace current windows overlooking Levitate Backyard with doors and a 4' x 20' balcony on the property located at **1871 Ocean Street** which is further identified on the Assessors' Maps as being on parcel H07-05-06 and is located in a B-1 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (12-28-2021 6:30 P.M.):

- A. **#21-84: Eric and Erin Trottier:** The Petitioners are seeking a Variance in accordance with §305-10.11 for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment within the recently constructed addition on the property located at **74 Bourne Park Avenue** which is further identified on the Assessors' Maps as being on parcel J09-08-22 and is located in an R-2 zoning district.
- B. **#21-89: Dean M. Copeland:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 52' x 63' single family dwelling on the property located at the corner of **Ocean Street and Macker Terrace** which is further identified on the Assessors' Maps as being on parcel J08-05-14 and is located in a B-2 zoning district.
- C. **#21-90: Gabriel and Helene Gomes:** The Petitioners are seeking a Special Permit in accordance with §305-13.02.C.01, §305-10.10 and §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.07 to construct a 4' x 390' dock/walkway and associated ramps and floats on the property located at **76 Carolyn Circle** which is further identified on the Assessors' Maps as being on parcel D20-01-25B and the abutting parcel D20-01-43 which are located in an R-1 zoning district.

V. CONTINUED HEARINGS TO DATE CERTAIN (02-08-2022 6:30 P.M.):

A. **#21-72A: Kevin McNiff:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to add a 5'5" x 30' one (1) story addition, a 12' x 33' front second floor dormer and a 4'5" x 34' covered porch and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, for an additional 6'6" x 30' one (1) story addition to create a 12' x 30' room on the property located at **17 Seminole Avenue** which is further identified on the Assessors' Maps as being on parcel M09-03-08 and is located in an R-3 zoning district.

VI. **CLOSED HEARINGS/UNDER ADVISEMENT:**

VII. **OTHER BUSINESS:**

VIII. **APPROVAL OF ANY MINUTES:**

IX. **NEW HEARINGS FOR JANUARY 11, 2022:**

#22-01: George Bartlett: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 5'10" x 18'8" addition at the rear of the dwelling on the property located at **13 Agawam Avenue** which is further identified on the Assessors' Maps as being on parcel M08-07-03 and is located in an R-3 zoning district.

#22-02: SHM Green Harbor LLC: The Petitioner is seeking (i) a G.L. Ch. 40A, Section 6 finding, Special Permit and Site Plan Approval in accordance with the Marshfield Municipal Code §305-9.02, §305-10.10, §305-13.02 and §305-12.02, (ii) amend/clarify the existing special permit use of a previously approved building as ship building and ship repair facility on the property located at **239 Dyke Road** which is further identified on the Assessors' Maps as being on parcel M06-08-05A located in the B-4 Waterfront and Coastal Wetlands Districts and such further relief pursuant to the Marshfield Municipal Code as necessary.

#22-03: Patrick and Kristen McDonough: The Petitioners are seeking a Variance in accordance with §305-10.11 for relief from §305-11.09.C.6 and §305-11.09.C.7 and a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment within the 752 square foot addition to be constructed on the property located at **105 Marshhawk Way** which is further identified on the Assessors' Maps as being on parcel H12-02-33A and is located in an R-1 zoning district.

#22-04: Robert and Theresa Manchester, Trustees: The Petitioners are seeking a Variance in accordance with §305-10.11 for relief from §305-6.02 and a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an approximate 14' x 24' three (3) season porch over the existing deck on the property located at **36 Everson Road** which is further identified on the Assessors' Maps as being on parcel L09-14-03 and is located in an R-3 zoning district.

X. **ADJOURNMENT**