

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**October 27, 2020 at 6:30 P.M.**

**AGENDA FOR REMOTE PARTICIPATION MEETING**

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020 as well as the Marshfield Board of Selectmen's Declaration of Emergency on March 17, 2020, the Zoning Board of Appeals shall be meeting remotely until further notice. The audioconferencing 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. The meeting will be shown live on [www.marshfielddtv.org/streaming](http://www.marshfielddtv.org/streaming) or Channel 35 (Verizon) or Channel 15 (Comcast).*

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89020062876?pwd=UjFuOXdSR0tlMnRHN3dPRmpid1JHdz09>**

**Meeting ID: 890 2006 2876**

**Passcode: 045666**

**One tap mobile**

**+13017158592,,89020062876#,,,,,0#,,045666# US (Germantown)**

**+13126266799,,89020062876#,,,,,0#,,045666# US (Chicago)**

**Dial by your location**

**+1 301 715 8592 US (Germantown)**

**+1 312 626 6799 US (Chicago)**

**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. #20-70: Chris and Amanda Doherty:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 20' x 18' addition at the rear of the dwelling where the existing porch is located on the property located at **979 Summer Street** which is further identified on the Assessors' Maps as being on parcel E19-02-06 and is located in an R-1 zoning district.

**B. #20-71: Dwight and Rebecca Dunk:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 20' single story addition at the rear of the dwelling, a 24' x 28' attached garage, and a 13' x 6' mud room, a 3.5' wide hallway and a 6.5' x 11.75' bath and laundry room between the house and the attached garage on the property located

at **95 Columbia Road** which is further identified on the Assessors' Maps as being on parcel H16-08-04 and is located in an R-3 zoning district.

**C. #20-72: Amarat and Naran Patel:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioners are seeking an Appeal of the Building Commissioner's determination that mixed use is not allowed in the B-1 Zoning District therefore an Accessory Apartment is not permitted on the property located at **1919 and 1921 Ocean Street** which is further identified on the Assessors' Maps as being on parcels H07-04-21 and H07-04-22 and is located in an B-1 zoning district.

**D. #20-73: Stephen and Carolyn Smith:** The Petitioners are seeking a Special Permit in accordance with §305-9.02.3 of the Marshfield Municipal Code to construct a 12' x 12' addition at the rear left of the dwelling on the property located at **82 Genevieve Lane** which is further identified on the Assessors' Maps as being on parcel L05-27-04A and is located in an R-3 zoning district.

**E/ #20-74: Kathleen and James Charbonnier:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 12' shed dormer and a 4' x 12' shed dormer on the front of the dwelling on the property located at **47 Charlotte Street** which is further identified on the Assessors' Maps as being on parcel K12-08-10 and is located in an R-3 zoning district.

**F. #20-75: Town of Marshfield Recreation Department:** The Petitioner is seeking a Special Permit in accordance with §305-5.04, Community Facilities #5 Nonprofit recreational facility, and Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 136' x 64' multi-use court facility with post-tensioned concrete construction surrounded by a ten foot (10') high chain link fence on the property located at **37 Proprietors Drive** which is further identified on the Assessors' Maps as being on parcel E09-01-18A and is located in an R-2 zoning district.

**G. #20-76: Hale Brothers Construction Company:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 17' x 28'4" two (2) story addition, a 4' x 8' one (1) story addition, a 3' x 8' covered porch and an 8' x 7'10" three (3) season on the property located at **271 Standish Street** which is further identified on the Assessors' Maps as being on parcel K12-09-07 and is located in an R-3 zoning district.

#### **IV. CONTINUED HEARINGS TO DATE CERTAIN (10-27-2020 6:30 P.M.):**

**A. #20-66: Philip and Andrea Venuti:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct two (2) 28' full shed dormers that will not exceed the ridge line on the property located at **17 Sekonnet Avenue** which is further identified on the Assessors' Maps as being on parcel M09-04-10 and is located in a B-3 zoning district.

**B. #20-68: Craig Ricciarelli:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18' x 10' x 10' outdoor kitchen and storage area on top of the roof deck on the property located at **1203 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-11-16 and is located in a B-4 zoning district.

**C. #19-81: D.J. Sullivan Collision Center, Inc.:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the failure of the Building Commissioner to issue a decision confirming that multiple principal uses are allowed on the property located at **612 Plain Street** which is listed on the Assessors' Maps as being on parcel E10-02-10 and is located in a B-2 zoning district with a Water Resource Protection District overlay.

**D. #20-28: Michael Murphy:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §13.02.C.1 of the Marshfield Municipal Code to extend the existing dock an additional 63 feet with a proposed 35 foot long gangway and retain the existing 20' x 10' float on the property located at **1213 Ferry Street** which is further identified on the Assessors' Maps as being on parcels I15-24-24 and I5-11-19A and is located in a B-4 zoning district. **Petitioner has requested to continue this hearing to the October 27th, 2020 meeting as they have not received Conservation approval as yet.**

**E. #20-59: Thomas Dickerson:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.7, required minimum lot size, and a Special Permit in accordance with §305-11.09 to create an approximately 500 square foot Accessory Apartment within the existing footprint on the property located at **1121 South River Street** which is further identified on the Assessors' Maps as being on parcel I12-01-14 and is located in an R-1 zoning district.

**V. CONTINUED HEARINGS TO DATE CERTAIN (11-10-2020 6:30 P.M.):**

**A. #20-63: Kenneth Dodge:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a 26' x 24' Accessory Apartment within the existing garage on the property located at **1112 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-14-08 and is located in an R-3 zoning district. **Petitioner has requested to withdraw without prejudice.**

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

**A. #19-55: Health Circle, Inc.:** The Petitioner is seeking Site Plan approval under §305-12.02 and a Special Permit under §305-10.10 of the Marshfield Municipal Code to locate a recreational marijuana facility at the existing vacant 14,400 square foot industrial building 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.

**VII. OTHER BUSINESS:**

**A. #19-64: Kathleen Fox and Terrance Power:** Because of the difficulty in hiring contractors, etc. due to the COVID pandemic, the Petitioners request a one (1) year extension of the Variance stamped in the Clerk's office on November 4, 2019.

**B. #20-04: Christine Keville:** Received a Special Permit at the January 14, 2020 meeting to raze the existing garage and construct a new garage with a condition that "the space above the garage will not be improved to become a dwelling unit or habitable space and will not have a bathroom". Petitioner is asking the Board's opinion if installing a two (2) piece bathroom, sink and toilet, on the second level would be considered a minor modification or would a Public Hearing be required.

**VIII. APPROVAL OF ANY MINUTES**

Miscellaneous minutes have been submitted for approval

**IX. ADJOURNMENT (Roll Call Vote Required)**

**NOTES TO REMOTE MEETINGS**

1. All or any of the members of the public body may choose to participate in a public meeting via remote access. Meetings may be virtual in their entirety.

2. The public will not be allowed into a Board/Committee meeting, even where there are any members of the public body and/or town staff or official(s) physically present at the meeting location during the meeting. "Public comment" portions of meetings will be temporarily suspended.
3. However, the public will be provided with alternative access through which they can watch or listen to meetings "in real time," and meeting notices will specify the manner in which members of the public may access audio or video of the meeting as it is occurring.
4. If, despite our best efforts, our technological capabilities do not adequately support public access to virtual or remote meetings, the town will ensure that an audio or video recording, transcript, or other comprehensive record of the proceedings at the meeting is posted on the town's website as soon as possible after the meeting.
5. Notices for public hearings will contain additional information about how the public may participate via electronic/technological means.
6. For executive session meetings, public access to the meeting will be limited to the open session portion(s) of the meeting only. Public access to any audio, video, internet or web-based broadcast of the meeting will be discontinued when the public body enters executive session.
7. Where individuals have a right, or are required, to attend a public meeting or hearing, including executive session meetings, they will be provided with information about how to participate in the meeting/hearing remotely.
8. Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or legal holidays), unless it is an emergency meeting as defined under the Open Meeting Law (in which event, the meeting notice will be posted with as much advanced notice as is possible in the circumstances). Minutes will still be taken.