

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
JANUARY 26, 2021 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.marshfieldtv.org/streaming or Channel 35 (Verizon) or Channel 15 (Comcast).

Join Zoom Meeting

<https://us02web.zoom.us/j/89020062876?pwd=UjFuOXdSR0tMnRHN3dPRmpid1JHdz09>

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. #21-01: Susan Tyskiewicz: In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioner is seeking a Variance for relief from §305-6.02, Table of Dimensional and Density Regulations, and a Special Permit in accordance with §305-10.12 to construct a 24' x 28' garage on the right side, a 24' x 16' mudroom with three (3) season porch at the rear and a 15' x 8' covered porch at the front of the dwelling on the property located at **40 Whitford Circle** which is further identified on the Assessors' Maps as being on parcel I05-01-32 and is located in an R-2 zoning district.

B. #21-02: Elaine Fagan: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 5.5' x 19' farmer's porch on the property located at **48 Longview Terrace** which is further identified on the Assessors' Maps as being on parcel K10-05-17 and is located in an R-3 zoning district.

C. #21-03: Kara Bassignani: In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioner is seeking a Variance for relief from §305-6.02, Table of Dimensional and Density Regulations, to construct a 10' x 12' shed on the property located at **20 Massasoit Avenue** which is further identified on the Assessors' Maps as being on parcel M08-14-05 and is located in an R-3 zoning district.

D. #21-04: Laurie MacDonald Wheeler: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 28' x 40' second story addition over the first floor on the property located at **9 Beach Street** which is further identified on the Assessors' Maps as being on parcel M05-13-01A and is located in an R-3 zoning district.

E. #21-04: NextGrid NFF Marshfield, L.L.C.: In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioner is seeking a Variance for relief from §305-5.04, Table of Use Regulations, to construct four (4) solar arrays and four (4) solar inverters, the total size of which will be 239.87 kW DC/172.00 kW AC on the property located at **1639 Ocean Street** which is further identified on the Assessors' Maps as being on parcel I08-07-09 and is located in an R-B zoning district.

F. #21-06: Jennifer Wallace: The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a Residential Accessory Apartment within the existing structure on the property located at **165 Plain Street** which is further identified on the Assessors' Maps as being on parcel F08-02-12A and is located in an R-2 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (01-26-2021 6:30 P.M.):

A. #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.

V. CONTINUED HEARINGS TO DATE CERTAIN (03-23-2021 6:30 P.M.):

A. #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. **Applicant has requested to continue until they complete the Planning Board process.**

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

A. #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.

VII. OTHER BUSINESS:

A. Health Circle, Inc.: Review three (3) options submitted for proposed fence.

B. Selection of new officers

VIII. APPROVAL OF ANY MINUTES:

IX. UPCOMING NEW HEARINGS (FEBRUARY 9, 2021):

A. #21-07: Matthew O’Connell: The Petitioner is seeking a Special Permit in accordance with §305-9.02 of the Marshfield Municipal Code to raze the existing structure and construct a 36’ x 48’ single family dwelling with a 24’ x 26’ attached garage, a 12’ x 12’ deck and a 12’x 12’ four (4) season room on the property located at **75 Riverside Circle** which is further identified on the Assessors’ Maps as being on parcel D19-02-05 and is located in an R-1 zoning district.

B. 21-08: William Smith: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 8’ x 34’ three (3) season porch on the existing dwelling on the property located at **115 Monitor Road** which is further identified on the Assessors’ Maps as being on parcel K10-14-27 and is located in an R-3 zoning district.

C. 21-09: Teresa and Steven Flavin: In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioner is seeking a Variance for relief from §305-6.02, Table of Dimensional and Density Regulations, and a Special Permit in accordance with §305-10.12 to construct an 11’ x 28’ addition on the property located at **252 Careswell Street** which is further identified on the Assessors’ Maps as being on parcel L05-31-13 and is located in an R-3 zoning district.

D. #21-10: Doku Commercial Realty Trust: In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioner is seeking a Variance for relief from §305-8.08.J and Site Plan approval in accordance with §305-12.02 to construct a 20’ x 50’ addition to the existing building to add thirty-two (32) seats to the restaurant and eight (8) parking spaces on the property located at **2000 Ocean Street** which is further identified on the Assessors’ Maps as being on parcel H07-01-01A and is located in a B-1 zoning district.

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.