

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**MARCH 9, 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.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=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. #21-15: Daniel McDonough:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 50 inch x 96 inch x 95 inch addition to extend the mechanical shed at the rear of the dwelling on the property located at **28 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-06-06 and is located in an R-3 zoning district.

**B. #21-16: Andrew and Lynne Laplume:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10' x 12' addition where the existing deck is located on the property located at **53 Florida Street** which is further identified on the Assessors' Maps as being on parcel L05-10-02A and is located in an R-3 zoning district.

**C. #21-17: Gregory Downing:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 120.5 inch x 142.75 inch patio enclosure/screened porch on the existing rear deck on the property located at **92 Genevieve Lane** which is further identified on the Assessors' Maps as being on parcel L05-27-02 and is located in an R-3 zoning district.

**D. #21-18: Ryan Hastings:** 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 48.5' x 21.5' garage addition with a master bedroom above on the property located at **179 Old Main Street** which is further identified on the Assessors' Maps as being on parcel E17-02-07 and is located in an R-1 zoning district. **Petitioner requested to withdraw without prejudice.**

**E. #21-19: Manuel Francis & Sons, Inc.:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code and a Special Permit under §305-10.10 and §305-11.03 to construct a golf driving range accessory structure and an approximately 370 square foot addition on the existing clubhouse and to perform site grading related to the construction of the new driving range on the property located at **624 Webster Street** which is further identified on the Assessors' Maps as being on parcels I06-05-13A and I06-05-13B and is located in an R-2 zoning district.

**F. #21-20: Frank and Janita Powell:** In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioners are seeking a Variance for relief from §305-6.01, Applicability of Dimensional and Density Regulations, to subdivide the existing 14,110 square foot lot into two (2) lots, one of which will be 6,290 square feet and the other 7,820 square feet on the property located at **17 Oregon Road** which is further identified on the Assessors' Maps as being on parcel L10-07-05B and is located in an R-3 zoning district.

**IV. CONTINUED HEARINGS TO DATE CERTAIN (03-09-2021 6:30 P.M.):**

**A. #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.

**B. #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.

**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:**

**VII. OTHER BUSINESS:**

A. Review Rules and Regulations

B. Selection of new officers

**VIII. APPROVAL OF ANY MINUTES:**

**IX. UPCOMING NEW HEARINGS (MARCH 23, 2021):**

**A. #21-18A: Ryan Hastings:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 52.5' x 21.5' garage addition and to move the existing 20' x 16'3" barn to another location on the property located at **179 Old Main Street** which is further identified on the Assessors' Maps as being on parcel E17-02-07 and is located in an R-1 zoning district.

**B. #21-21: Nicholas Lang:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to re-establish an existing Accessory Apartment on the property located at **32 Hanley Court** which is further identified on the Assessors' Maps as being on parcel K10-19-19 and is located in an R-3 zoning district.

**C. #21-22: Charles and Carol Abel:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 11'10" x 9'10" first floor addition, a 32.5' x 20.2' second story addition over the existing accessory building and a 10' x 4' deck on the property located at **2o Raleigh Road** which is further identified on the Assessors' Maps as being on parcel K11-30-07 and is located in an R-3 zoning district.

**D. #21-23: Lisa Jacobs:** 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 6' pergola on the property located at **494 Ocean Street** which is further identified on the Assessors' Maps as being on parcel M08-17-03 and is located in an R-3 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.