

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
MARCH 23, 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 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. #21-18A: 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 **20 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.

IV. CONTINUED HEARINGS TO DATE CERTAIN (03-23-2021 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.

C. #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.

D. #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.**

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

A. Review Rules and Regulations

B. Selection of new officers

VII. APPROVAL OF ANY MINUTES:

VIII. UPCOMING NEW HEARINGS (APRIL 13, 2021):

#21-24: Theodore Brovitz: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 15' x 30' two (2) story addition at the rear of the dwelling, a 7'6" x 19' one and a half (1½) story addition on top of the existing enclosed side porch, a 7'6" x 11' farmer's porch on the west side, a 7' x 33' unenclosed farmer's porch on the front and a 10' x 30' roof deck on the property located at **28 Cricket Lane** which is further identified on the Assessors' Maps as being on parcel K11-09-08 and is located in an R-3 zoning district.

#21-25: Marshfield Agricultural and Horticultural Association: 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, Retail and Service #19 and Site Plan approval under §305-12.02 to operate a two (2) screen drive-in movie theater at the Marshfield Fairgrounds on the property located at **33 South River Street** which is further identified on the Assessors' Maps as being on parcel G08-07-12E and is located in an R-2 zoning district.

#21-26: Town of Marshfield/Department of Public Works: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 136' x 141' single story Department of Public Works facility to include a vehicle storage garage, a vehicle maintenance garage, muster/training, locker/showers and limited office space on the property located at **965 Plain Street** which is further identified on the Assessors' Maps as being on parcel C10-02-03A and is located in the I-1 zoning district.

#21-27: Brian and Kathleen Tedeschi: The Petitioners are seeking a Special Permit in accordance with §305-10.12 and §305-13.02 of the Marshfield Municipal Code to raze the existing two (2) story structure and concrete foundation and construct a 60' x 22' two and a half (2½) story dwelling supported by pilings, an 8.1' x 20' front porch and a 15' x 20' covered rear porch on the property located at **162 Bay Avenue** which is further identified on the Assessors' Maps as being on parcel M05-07-04 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.