

**Marshfield Zoning Board of Appeals
Program Room Ventress Memorial Library
1837 Ocean Street
Marshfield, MA 02050
April 14, 2020
7:00 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).

INSTRUCTIONS FOR CONNECTING TO THIS ZOOM MEETING:

- 1. LINK: <https://zoom.us/j/830959384?pwd=dkJCdzltUVFNlWZKSEd2TFBweVllUT09>***
- 2. Telephone number (if needed): 1 646 558 8656***
- 2. Meeting ID: 830 959 384***
- 3. Password: 538868***
- 4. Must have microphone or you will not be able to speak***
- 5. Must have camera if you want to see video***

AGENDA

I. CALL TO ORDER / ROLL CALL

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

III. NEW HEARINGS:

A. #20-19: Cameron MacFarlane: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze and repair the existing front porch and side deck and construct an additional 6.2' x 14.5' deck on the

property located at **23 Reed Street** which is further identified on the Assessors' Maps as being on parcel N07-07-09 and is located in an R-3 zoning district. **Petitioner has requested to withdraw this petition without prejudice.**

B. #20-20: Amy Guillemain: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 50' x 30' single story addition at the rear of the dwelling and to raze the existing barn and construct an approximate 50' x 70' garage/barn on the property located at **556 Pleasant Street** which is further identified on the Assessors' Maps as being on parcel E17-04-25 and is located in an R-1 zoning district.

C. #20-21: Gilbert and Elizabeth Ostrowski: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 24' one story addition on piers at the rear of the dwelling on the property located at **25 Preston Terrace** which is further identified on the Assessors' Maps as being on parcel I16-04-04 and is located in an R-3 zoning district.

D. #20-22: Christina Ansted: 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 **15 Foxhill Circle** which is further identified on the Assessors' Maps as being on parcel C16-02-31 and is located in an R-1 zoning district.

E. #20-23: Town of Marshfield Dept. of Public Works/Peter Igo Park: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a 20' x 40' grid bordered by 6' x 6' timbers and install fitness equipment consisting of two ((2) stationary bikes and two (2) rowing machines that will be mounted on cement pads and will be situated between the bocce courts and beach volleyball court on the property located at **35 Marshall Avenue**, which is further identified on the Assessors' Maps as being on parcel M07-01-02 and is located in an R-3 zoning district.

F. #20-24: Melissa Fredericks: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 13' x 15' single story addition over the existing family room on the property located at **116 South River Street** which is further identified on the Assessors' Maps as being on parcel G08-05-17 and is located in an R-2 zoning district.

G. #20-25: Michael Walsh/United Elevator Co., Inc.: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 31' long x 24' wide x 12' high storage shed at the rear of the premises on the property located at **165 Enterprise Drive** which is further identified on the Assessors' Maps as being on parcel D09-01-16 and is located in an I-1 zoning district.

H. #20-26: Michael Delaney: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and rebuild a new 46' x 24' 2½ story dwelling with a 12' x 24' rear deck with stairs to grade and a 7' x 20' covered porch on the front exterior of the house on the property located at **215 Canal Street** which is further identified on the Assessors' Maps as being on parcel M04-05-11 and is located in an R-3 zoning district.

I. #20-27: Town of Marshfield/Council on Aging: The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-5.04 and Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to construct a new 24 space parking lot across the entrance drive from the existing Senior Center building, expansion of the upper parking lot to provide sixteen (16) additional spaces, two (2) pickle ball courts, a 20' x 20' shade structure, a 30' x 15' modular storage building bocce court and area for horseshoe pits, bean bag toss, ping pong tables and miscellaneous outdoor exercise equipment; structures, courts and exercise equipment would be located across from the Senior Center on either side of the existing drive to the baseball fields on the property located at **226 and 230 Webster Street** which is further identified on the Assessors' Maps as being on parcels K05-01-02B and K05-01-40A and is located in an R-2 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (04-14-2020):

A. #20-16: Mark Kemp: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze and rebuild a 43' x 50' single family dwelling on the property located at **99 Nevada Street** which is further identified on the Assessors' Maps as being on parcel K11-18-09 and is located in an R-3 zoning district.

B. #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 ~~eo-located retail medical marijuana facility and~~ recreational marijuana retailer 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. **Petitioner has requested to continue to May 12th, 2020.**

V. CONTINUED HEARINGS TO DATE CERTAIN (05-12-2020):

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.

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

VIII. APPROVAL OF ANY MINUTES

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.