

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
MAY 25, 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=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. #21-36: David and Casey Giordani: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 17.5' x 16' two (2) story addition on the property located at **6 Towne Way** which is further identified on the Assessors' Maps as being on parcel K10-05-02 and is located in an R-3 zoning district.

B. #21-37: Francis and Jeannine Wilkins: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct two (2) 20'4" x 27'4" dormers on the property located at **7 Tecumseh Avenue** which is further identified on the Assessors' Maps as being on parcel M08-13-03 and is located in an R-3 zoning district.

C. #21-38: David and Leslie Maxwell: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to remove the existing farmer's porch on the northwest and southwest sides of the existing dwelling and construct a new L-shaped sunroom which will be 16'3" x 9' along the northwest side and 10'4" x 6'7" along the southwest side with an 8'4" x 4'8" landing and stairs and a 23' x 6'7" deck on posts with stairs on the property located at **60 Saginaw Avenue** which is further identified on the Assessors' Maps as being on parcel M08-09-01 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (05-25-2021 6:30 P.M.):

A. #21-30: Michael Kiley/Kiley Family Trust: The Petitioner is seeking a Special Permit in accordance with §305-9.02.B, §305-9.02.C and §305-10.10 of the Marshfield Municipal Code to construct a 7.8' x 11.6' two (2) story addition, an 8' x 9' deck and to reconstruct the 12.5' x 22.5' garage on the property located at **31 Branch Street** which is further identified on the Assessors' Maps as being on parcel N06-04-16 and is located in an R-3 zoning district.

B. #21-28: American Towers, 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, Retail and Service #23b, §305-6.05, §305-6.10, §305-11.12.B(1), §305-11.12.B(2), §305-11.12.B(3), a Special Permit under §305-5.04.22 and 23, Accessory Communications Tower to a Nonresidential Use, §305-10.10 and §305-11.12 and Site Plan approval under §305-12.02 to construct a self-supporting one hundred and twenty foot (120') Monopole Tower, the ground space of which will be surrounded with a six foot (6') high chain link fence with a twelve foot (12') wide locked entrance gate which will house the telecommunications tower, equipment cabinets and generator of Verizon Wireless and the equipment for future co-locators on the property located at **0 Snow Road** which is further identified on the Assessors' Maps as being on parcel H07-04-25A and is located in a B-1 zoning district.

V. CONTINUED HEARINGS TO DATE CERTAIN (06-08-2021 6:30 P.M.):

A. #21-29: Steven Sawyer: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace a 24' x 12' deck which will include a 10.5' x 12' screened porch on the property located at **114 Dwight Road** which is further identified on the Assessors' Maps as being on parcel H15-15-01 and is located in an R-3 zoning district.

B. #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 the June 8, 2021 meeting.**

VI. CLOSED HEARINGS/UNDER ADVISEMENT:

VII. OTHER BUSINESS:

A. #19-63: Green Harbor Yacht Club: The Petitioner requests a minor modification to change the dredging disposal location.

B. Review Rules and Regulations

C. Selection of new officers

VIII. APPROVAL OF ANY MINUTES:

IX. UPCOMING NEW HEARINGS (JUNE 8th, 2021):

A. #21-29A: Steven Sawyer: In accordance with §305-10.11 of the Marshfield Municipal Code the Petitioner is seeking a Variance for relief from §305-6.02 and §305-6.10, Table of Dimensional and Density Regulations, to replace a 24' x 12' deck which will include a 10.5' x 12' screened porch on the property located at **114 Dwight Road** which is further identified on the Assessors' Maps as being on parcel H15-15-01 and is located in an R-3 zoning district.

B. #21-39: Fitzgerald Family Living Trust: The Petitioner is seeking a Special Permit in accordance with §305-10.12, §305-4.03 and §305-6.10 of the Marshfield Municipal Code to raze the existing structure and construct a new 24' x 38' two (2) story single family dwelling on the property located at **53 Abbey Street** which is further identified on the Assessors' Maps as being on parcel K12-09-11 and is located in an R-3 zoning district.

C. #21-40: SRV Companies, L.L.C.: The Petitioner is seeking a Special Permit and a waiver of Site Plan Approval in accordance with Marshfield Municipal Code §305-10.10 SPECIAL PERMIT and §305-5.04 Wholesale Transportation and Industrial section 10, "Other Transportation Services" and waiver of site plan approval under §305-12.02 for automotive towing and transportation use with repair as accessory thereto under subsection 7 of Accessory Uses permitted therein and such other further relief pursuant to the Marshfield Municipal Code as necessary on the property located at **847 Webster Street, Unit 6**, which is further identified on the Assessors' Maps as being on parcel H07-04-43 and is located in a B-1 zoning district.

D. #21-41: Donna and Edward Martynowski: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to demolish two (2) existing sheds and construct a 30' x 34' two (2) story addition with an upper deck and associated stairs and two (2) Variances in accordance with §305-10.11 seeking relief from §305-6.10, Table of Dimensional and Density Regulations, to allow the construction of an overhang 13' from the front lot line and the construction of an upper deck and associated stairs 12.6' from the left lot line on the property located at **25 Sekonnet Avenue** which is further identified on the Assessors' Maps as being on parcel M09-04-12 and is located in an R-3 zoning district.

E. #21-42: Richard and Susan Vail: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 24' x 46' two and a half (2½) story single family dwelling on the property located at **53 Concord Street** which is further identified on the Assessors' Maps as being on parcel K12-05-31 and is located in an R-3 zoning district.

F. #21-43: Christopher and Sara McNeil: The Petitioners are seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an approximately 150 square foot Accessory Apartment within the addition to be constructed on the property located at **110 Eames Way** which is further identified on the Assessors' Maps as being on parcel F15-01-08 and is located in an R-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.