

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**JUNE 8, 2021 at 6:30 P.M.**

**AGENDA**

**I. CALL TO ORDER / ROLL CALL**

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

**III. NEW HEARINGS:**

**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. #21-41: 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.

**D. #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.

**E. #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.

**IV. 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. #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.

**C. #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.**

**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 (06-22-2021):**

**A. #21-44: CJV Automotive & Towing, Inc.:** 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.

**B. #21-45: Richard Doyle:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to create an 8' x 21' deck extension on the property located at **88 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-05-01 and is located in an R-3 zoning district.

**C. #21-46: Brian O'Donnell:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing dwelling and construct a new 52' x 30' two

and a half (2½) story house on the property located at **32 Surf Avenue** which is further identified on the Assessors' Maps as being on parcel L10-05-01 and is located in an R-3 zoning district.

**D. #21-47: Meaghan Sullivan and Phillip Connolly:** The Petitioners are seeking Special Permits in accordance with §305-10.12 and §305-10.12 of the Marshfield Municipal Code to construct a 4.8' x 18' addition and create a 842 square foot Accessory Apartment within the addition on the property located at **37 North River Drive** which is further identified on the Assessors' Maps as being on parcel E19-01-05 and is located in an R-1 zoning district.

**IX. ADJOURNMENT**