

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**MONDAY, JULY 19, 2021 at 6:30 P.M.**

**AGENDA FOR HYBRID PARTICIPATION MEETING**

*Pursuant to Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain COVID 19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G. L. c. 30A §18, the Town of Marshfield's Zoning Board of Appeals Meeting will be conducted both in-person and via remote participation. For this meeting, members of the public may attend in-person or may participate remotely, a hybrid form of meeting, also utilizing the ZOOM Meeting Instructions (video and phone in instructions) listed below. Every effort will be made to ensure that members and the public can adequately access the proceedings to the best of our technical abilities; and, despite our best efforts, this meeting may be viewed as a video recording on Marshfield Community Television website (marshfieldtv.org) and a transcript or other comprehensive record of the meeting will be available as soon as possible after the meeting.*

*Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.*

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84938277034?pwd=UWtYSFovc3ZXcmZWQ3ZHTWFFbXhOdz09>

**Meeting ID: 849 3827 7034 Passcode: 952004**

One tap mobile

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+13017158592,,84938277034#,,,,\*952004# US (Washington DC)

Dial by your location

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+1 301 715 8592 US (Washington DC)

Find your local number: <https://us02web.zoom.us/j/84938277034?pwd=UWtYSFovc3ZXcmZWQ3ZHTWFFbXhOdz09>

***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. CONTINUED HEARINGS TO DATE CERTAIN (07-19-2021 6:30 P.M.):**

**A. #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.

**IV. CONTINUED HEARINGS TO DATE CERTAIN (08-10-2021 6:30 P.M.):**

**A. #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.

**B. #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.

**C. #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.

**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 the August 10, 2021 meeting.**

**V. CLOSED HEARINGS/UNDER ADVISEMENT:**

**VI. OTHER BUSINESS:**

A. Selection of new officers

**VII. APPROVAL OF ANY MINUTES:**

**VIII. ADJOURNMENT**

**IX. UPCOMING NEW HEARINGS (08-10-2021):**

**A. #21-48: The Sailors Valentine Trust:** The Petitioner is seeking a Special Permit in accordance with §305-13.02.C.01 and §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.07 to construct a 4' x 68' dock with a 13' x 12' boat lift alongside at the end of the dock on the property located at **34 Marginal Street Rear** which is further identified on the Assessors' Maps as being on parcel M05-10-15 and is located in an R-3 zoning district.

**B. #21-49: Thomas Hedin:** 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 16' x 41' single family home with a 10' x 16' deck on elevated wood piles on the property located at **9 Bryants Lane** which is further identified on the Assessors' Maps as being on parcel M08-51-03 and is located in an R-3 zoning district.

**C. #21-50: Meaghan Sullivan and Phillip Connolly:** The Petitioners are seeking Special Permits in accordance with §305-10.12 and §305-11.09 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.6 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.

**D. #21-51: William Meehan:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.08.E.3 to construct a 15'8" x 23' deck which will be 5'11 ¾" in height on the property located at **431 Ocean Street** which is further identified on the Assessors' Maps as being on parcel M08-18-07A and is located in an R-3 zoning district.

**E. #21-43A: Christopher and Sara McNeil:** The Petitioners are seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.6 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.