

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, AUGUST 10, 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.

<https://us02web.zoom.us/j/85157571841?pwd=UnhMSjNlMm1CNC93M0haY2dLWVBYdz09>

Meeting ID: 851 5757 1841 Passcode: 663288

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Find your local number: <https://us02web.zoom.us/j/85157571841?pwd=UnhMSjNlMm1CNC93M0haY2dLWVBYdz09>

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. #21-48: 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 14.8' 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.

F. #21-52: Stephen V. Smith: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 23'6" x 28' attached two (2) car garage on the property located at **82 Genevieve Lane** which is further identified on the Assessors' Maps as being on parcel L05-27-04A and is located in an R-3 zoning district.

G. #21-53: Patricia A. Jackson: 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 an 4' x 177' pier, a 3' x 30' gangway, a 15' x 10' float and a 4' x 4' set of steps on the property located at **38 Hunter Drive** which is further identified on the Assessors' Maps as being on parcel B18-03-02A and is located in an R-1 zoning district.

H. #21-54: Maureen Cook: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 12' x 24' roof dormer and repair the existing porch on the property located at **125 Surf Avenue** which is further identified on the Assessors' Maps as being on parcel K11-24-07 and is located in an R-3 zoning district.

I. #21-55: Michelle Chaffee and Gregory Welch: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to replace the existing 8' x 8' breezeway with a new 8' x 16' breezeway on the property located at **80 Gotham Hill Drive** which is further identified on the Assessors' Maps as being on parcel K04-03-09 and is located in an R-2 zoning district.

J. #21-56: Ajith Gamage and Tharangani Samarappulige: The Petitioners are seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a Residential Accessory Apartment within the existing dwelling on the property located at **90 Edward Road** which is further identified on the Assessors' Maps as being on parcel L05-23-10 and is located in an R-3 zoning district.

K. #21-57: Mark and Meg Anderson: 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 46' x 36' two and a half (2½) story dwelling on the property located at **79 Marginal Street** which is further identified on the Assessors' Maps as being on parcel M06-03-09 and is located in an R-3 zoning district.

L. #21-58: Dennis and Laure Kirwan: The Petitioners are 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 an 8' x20' float, a 97' x 4' pier and a 25' long gangway on the property located at **93 Bourne Park Avenue** which is further identified on the Assessors' Maps as being on parcel J10-08-08 and is located in an R-3 zoning district.

M. #21-59: Town of Marshfield/Harbormaster: The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §305-13.02 and Site Plan approval under §305-12.02 of the Marshfield Municipal Code to regrade the Town's existing Dredge Spoils Area (DSA) to provide additional parking for a total of ninety-four (94) parking spaces and eighteen (18) trailer spaces for use by Harbor Park visitors and overflow parking for the Town Pier on the property located at **Joseph Driebeek Way** which is further identified on the Assessors' Maps as being on parcel M07-03-01 and is located in an R-3 zoning district.

N. #21-60: Kenneth Hay: 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 12'8" x 30' one (1) story addition on the property located at **19 Wilson Road** which is further identified on the Assessors' Maps as being on parcel L10-10-09 and is located in a B-3 zoning district.

O. #21-61: Scott and Lisa Ripley: The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to extend the existing deck by 26' x 14' on the property located at **57 Ireland Street** which is further identified on the Assessors' Maps as being on parcel I16-12-12 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. **Applicant has requested to continue until the September 14, 2021 meeting.**

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. #21-27: Brian and Kathleen Tedeschi, 162 Bay Avenue: Petitioners are requesting that the Board determine if moving the proposed structure 7.6' towards Bay Avenue would be considered a minor modification. The northerly side setback of 5.7' will be maintained but due to the angle of the property line, the southerly side setback would be reduced from 3.4' to 3.0'. The Petitioners were granted a Special Permit at the April 13th meeting.

B. #19-48: Green Harbor Yacht Club: Request an extension of Special Permit #19-48 which was "conditioned upon the application and receipt of all appropriate licenses including without limitation the Chapter 91 Waterways Permit/License, any Orders of Conditions or Conservation Permits and Commonwealth of Massachusetts DEP Permits and Orders of Conditions". The Chapter 91 & Water Quality Certificate was issued July 22, 2021.

B. Selection of new officers

VII. APPROVAL OF ANY MINUTES:

Minutes submitted for several meetings

VIII. ADJOURNMENT
IX. UPCOMING NEW HEARINGS: