

**Marshfield Zoning Board of Appeals**  
**870 Moraine Street, Marshfield, MA 02050**  
**October 13, 2020 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](http://www.marshfielddtv.org/streaming) or Channel 35 (Verizon) or Channel 15 (Comcast).*

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89020062876?pwd=UjFuOXdSR0tMnRHN3dPRmpid1JHdz09>**

**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. #20-62: Charles Perfetuo:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 20' x 22.6' one story addition at the rear of the dwelling on the property located at **15 Edward Road** which is further identified on the Assessors' Maps as being on parcel L05-28-09 and is located in an R-3 zoning district.

**B. #20-63: Kenneth Dodge:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create a 26' x 24' Accessory Apartment within the existing garage on the property located at **1112 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-14-08 and is located in an R-3 zoning district.

**C. #20-55A: Town of Marshfield:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.07 “Accessory Buildings” to construct a building that will not exceed thirty feet (30’) in height which will accommodate maintenance facilities and storage for the Police Department on property located at **1639 Ocean Street, 35 Parsonage Street and 123 Parsonage Street** which are further identified on the Assessors’ Maps as being on parcels I08-07-09, I07-03-11 and I07-03-07 and are located in RB and R-2 zoning districts.

**D. #20-65: Daniel Heitzman:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner’s decisions that a commercial business is not operating out of a residence and that the structure being constructed on the property is a Residential Accessory Structure that has been properly permitted by the Building Department on the property located at **63 Prince Rogers Way** which is further identified on the Assessors’ Maps as being on parcel D14-08-05 and is located in an R-1 zoning district.

**E. #20-66: Philip and Andrea Venuti:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct two (2) 28’ full shed dormers that will not exceed the ridge line on the property located at **17 Sekonnet Avenue** which is further identified on the Assessors’ Maps as being on parcel M09-04-10 and is located in a B-3 zoning district.

**F. #20-67: Chris Carbone:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 and §305-9.02 of the Marshfield Municipal Code to construct a 35’ x 20.1’ second story addition and an 11.2’ x 4.3’ second story deck with two (2) roof dormers on the property located at **18 E Street** which is further identified on the Assessors’ Maps as being on parcel M05-08-03 and is located in an R-3 zoning district.

**G. #20-68: Craig Ricciarelli:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct an 18’ x 10’ x 10’ outdoor kitchen and storage area on top of the roof deck on the property located at **1203 Ferry Street** which is further identified on the Assessors’ Maps as being on parcel I15-11-16 and is located in a B-4 zoning district.

**H. #20-69: James and Robin Prendergast:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 10’ x 28 one (1) story addition, a 19’ x 10’ breezeway and a 30’ x 24’ garage on the property located at **16 Summer Street** which is further identified on the Assessors’ Maps as being on parcel H15-02-03 and is located in an R-1 zoning district.

**IV. CONTINUED HEARINGS TO DATE CERTAIN (10-13-2020 6:30 P.M.):**

**B. #20-59: Thomas Dickerson:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-11.09.C.7, required minimum lot size, and a Special Permit in accordance with §305-11.09 to create an approximately 500 square foot Accessory Apartment within the existing footprint on the property located at **1121 South River Street** which is further identified on the Assessors’ Maps as being on parcel I12-01-14 and is located in an R-1 zoning district.

**V. CONTINUED HEARINGS TO DATE CERTAIN (10-27-2020 6:30 P.M.):**

**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.

**B. #20-28: Michael Murphy:** The Petitioner is seeking a Special Permit in accordance with §305-10.10 and §13.02.C.1 of the Marshfield Municipal Code to extend the existing dock an additional 63 feet with a proposed 35 foot long gangway and retain the existing 20' x 10' float on the property located at **1213 Ferry Street** which is further identified on the Assessors' Maps as being on parcels I15-24-24 and I5-11-19A and is located in a B-4 zoning district. **Petitioner has requested to continue this hearing to the October 27th, 2020 meeting as they have not received Conservation approval as yet.**

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

**A. #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 recreational marijuana facility 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. This is a Continued hearing that was re-advertised.

**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.