

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, OCTOBER 26, 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/82361512140?pwd=Qjg1anMyUnhXSzhzeDByWUNHMDhVUT09>

Meeting ID: 823 6151 2140 Passcode: 427413

One tap mobile

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Find your local number: <https://us02web.zoom.us/u/kbe4SrsUFd>

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. #21-76: Kevin McDonough:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing structure and construct a new 28' x 36' two (2) story single family dwelling with a two (2) car garage below and a foundation size of 28' x 40' on the property located at **49 Waltham Avenue** which is further identified on the Assessors' Maps as being on parcel G12-19-08A and is located in an R-1 zoning district.

- B. **#21-77: Judith Fish:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 24' x 24' two (2) story addition with a two (2) car garage below and living space above and a 7'6" x 21' breezeway on the property located at **16 Carver Street** which is further identified on the Assessors' Maps as being on parcel K05-07-04 and is located in an R-2 zoning district.
- C. **#21-78: Sean Connolly:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-11.09.C.6 and a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment within the 26' x 36' addition to be constructed on the property located at **66 Shermans Waye** which is further identified on the Assessors' Maps as being on parcel D11-02-50 and is located in an R-1 zoning district.

IV. CONTINUED HEARINGS TO DAET CERTAIN (10-26-21 6:30 P.M.):

- A. **#21-72A: Kevin McNiff:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to add a 5'5" x 30' one (1) story addition, a 12' x 33' front second floor dormer and a 4'5" x 34' covered porch and a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, for an additional 6'6" x 30' one (1) story addition to create a 12' x 30' room on the property located at **17 Seminole Avenue** which is further identified on the Assessors' Maps as being on parcel M09-03-08 and is located in an R-3 zoning district.
- B. **#21-59A: Town of Marshfield/Harbormaster:** The Petitioner is seeking a Special Permit in accordance with §305-10.10, §305-10.12 and §305-13.02 for the extension and alteration of an existing nonconforming use 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.
- C. **Webster Point Village, LLC:** Request to approve change(s) to the Comprehensive Permit issued to Webster Point Village, LLC by the Zoning Board of Appeals dated August 26, 2021 which the Zoning Board of Appeals has determined to be "substantial changes" after a September 8, 2021 Zoning Board meeting to consider the proposed changes. The property contains 26.33 acres, more or less, located off of Careswell Street in Marshfield, Massachusetts is located in the R-1 Zoning District, and is further identified as Parcel J02-05-01A on the Marshfield Assessor's Maps.

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

- A. **#19-70: Stephen and Elizabeth Howley - 225 Bay Avenue:** Due to various reasons addressed in his letter, Mr. Howley is requesting a one (1) year extension on his Special Permit that was granted at the November 26, 2019 Zoning Board of Appeals meeting.
- B. Selection of new officers

VII. APPROVAL OF ANY MINUTES:

VIII. ADJOURNMENT

IX. UPCOMING NEW HEARINGS (11-09-2021 6:30 P.M.):

- A. #21-79: Terry and Jan Martin:** 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 a 4' x 14' ramp, a 4' x 181' pier, a 3' x 30' gangway and a 20' x 10' float on the property located at **70 Preston Terrace** which is further identified on the Assessors' Maps as being on parcels I16-14-05 and I16-15-11 and is located in an R-3 zoning district.
- B. #21-80: Mohamed Ziedan:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.01 and §305-6.10, Applicability of Dimensional and Density Regulations and the Table of Dimensional and Density Regulations, and a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 39.5" x 110" portico over the front steps on the property located at **60 Montana Street** which is further identified on the Assessors' Maps as being on parcel G12-27-05 and is located in an R-1 zoning district.
- C. #21-81: B Home L.L.C.:** The Petitioner is seeking a Special Permit in accordance with §305-5.04, Table of Use, Retail and Service #2a, of the Marshfield Municipal Code to change the use to retail on the property located at **864 Plain Street, Units 2 and 3**, which is further identified on the Assessors' Maps as being on parcel D10-01-04A and is located in a B-2 zoning district.