

Marshfield Planning Board
Meeting Minutes
December 19, 2016 – 7:30 PM
Hearing Room II

PRESENT: Mike Baird, Vice Chair
Mike Biviano, Jr.
Stephen Maher
Tony Pina
Fred Monaco, Associate Member

ALSO PRESENT: Greg Guimond, Town Planner
Kay Ramsey, Executive Assistant

ABSENT: Karen Horne, Chair

Mr. Baird, Acting Chair for the night, moved to open the meeting at 7:30 PM. Mr. Biviano seconded. The vote was unanimous.

PUBLIC HEARING – ADELAIDE – MODIFICATION TO DEFINITIVE SUBDIVISION

Mr. Baird moved to open the public hearing, Mr. Biviano seconded. The vote was unanimous. Mr. Baird moved to waive the public hearing notice. Mr. Biviano seconded. The vote was unanimous. Mr. Guimond said that the applicant requested that the hearing be continued as he was not ready to proceed. Mr. Baird moved to continue the public hearing to January 9th at 8:30 PM. Mr. Maher seconded. The vote was unanimous.

REQUEST FOR RELEASE OF PARTIAL SURETY – PINE OAK FARM

Mr. Guimond said that Greg Gibbs requested the release of partial surety in order to pay the paving company. We are holding \$83,499 and the most recent Cost to Complete was \$30,360. Mr. Guimond recommended the release of \$50,000. Mr. Sheehan of 54 Strawberry Farm Road asked about the lower quality of the bounds but Mr. Guimond explained that concrete has been used for years and if it is to be changed, it would have to be discussed and voted when the Planning Board updates the subdivision rules and regulations. Mr. Sheehan said the new concrete aprons are cracked - he said an asphalt truck drove over them at night when they were finishing up. A couple of other residents had various comments and referred to the punch list of two years ago, saying that that punch list had not been completed. Virginia Bachman said that the access road has very deep ruts and one fire hydrant is below grade. Roots of trees have been broken. There was a question as to whether a street light was to be installed at the intersection. The catch basins need cleaning and the wheel chair ramp is getting washed in. The Board asked that Pat Brennan do a more complete review and refer back to that list of two years ago. There was a discussion about maintenance vs new construction.

A summarized list follows:

Discussion of the quality of the concrete Bounds.

Drainage lot needs work. There is a missing grate on an outfall structure in the drainage lot.

Tree damaged by final road work. Concerns that they die.

Cracks in sidewalks.

Finishing of concrete aprons – talked about Lots 4, 8 and 66.

Street light at intersection of Ferry Street. (Mr. Guimond said he will check the original decision to see if one had been required.)

Lot 66's driveway needs to be checked.

Access road is damaged and has deep ruts.

Port-a-Potty still on site.

There is a fire hydrant which is below grade.

Catch basins filled with debris.

Handicap Access ramp on the north side of the road is being eroded.

Mr. Biviano asked if the Board wanted to release money at least for the paving. The Board had varying opinions as to how much should be released. Mr. Biviano moved to release \$35,000. Mr. Pina seconded. The vote was 3-1 with Mr. Baird opposing.

MINUTES: Mr. Biviano moved to approve the minutes of 12/05/16. Mr. Baird seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond said he and Mr. Longo are going to D.C. to meet FEMA during the upcoming week. He will keep the Board posted.

Mr. Baird moved to adjourn the meeting at 8:15 pm. Mr. Biviano seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board