

MARSHFIELD PLANNING BOARD
Meeting Minutes
December 5, 2016
Town Hall – Hearing Room 2

PRESENT: Karen Horne, Chair
Mike Baird, Vice Chair
Mike Biviano
Stephen Maher
Tony Pina

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

ABSENT: Fred Monaco, Associate Member

Ms. Horne moved to open the meeting at 7:30 P.M. Mr. Baird seconded. The vote was unanimous.

APPROVAL NOT REQUIRED PLAN

Monica Way: Mr. Maher and Mr. Pina are recused.

Mr. Guimond explained that they are swapping a small piece of land due to a portion of the building being too close to the lot line. Ms. Horne said this is not the first time the lines have had to be changed. She said to express to the applicant that the Board would prefer not to see any more survey errors. Ms. Horne moved to endorse this most recent ANR entitled: Plan of Land, Monica Way, Marshfield, MA dated 11/9/16, drawn by Hoyt Land Surveying, 1287 Washington St., Weymouth ,MA 02189. Mr. Baird seconded. The vote was unanimous, 3-0.

Mr. Maher and Mr. Pina returned.

Buttonwood Road – Ms. Horne moved to add Buttonwood Road to the agenda due to time constraints. Mr. Baird seconded. The vote was unanimous. Mr. Guimond said the lot has the proper frontage, etc. and he recommended endorsement. Ms. Horne moved to endorse the ANR entitled: Plan of Land, No. 45 Buttonwood Road, Marshfield, Ma. dated 8/23/16 with the most recent revision being 11/07/16. Mr. Baird seconded. The vote was unanimous, 5-0.

REQUEST FOR RELEASE OF PARTIAL SURVEY – WHITE’S FERRY

Ms. Ramsey sent an Email to the applicant, Mr. Lou Alvarado, asking that he submit a letter requesting that funds be released and asking what amount he wanted released. Mr. Alvarado

requested a copy of the most recent Cost to Complete from Amory Engineers which was sent to him but no further correspondence had been received. The Board tabled the item.

APPROVAL OF MINUTES: Ms. Horne moved to approve the 11/7/16 minutes. Mr. Biviano seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond said that the paper had neglected to publish the Highland Green public hearing notice for two consecutive weeks which was why it had to be cancelled. It has been rescheduled for January 9th at 7:45 PM.

People from the Venus 2 will be meeting with the development team this week. They are asking about increased density and other possible issues, including height and parking. A 40R might be considered.

DISCUSSION – BOYS AND GIRLS CLUB – PHASE II - MODIFICATION TO SITE PLAN
.PHASE II INCLUDES AN OUTDOOR POOL, ACCESSORY BUILDINGS AND
ADDITIONAL PARKING.

Bill Bowers and other representatives of the Boys and Girls Club explained the various modifications they are proposing. They would like to add an outdoor 4' deep, 6-lane pool, two outbuildings; one of which will have showers and there will also be a space for prepared food. Mr. Biviano asked if they had enough parking spaces and Mr. Bower said they have doubled what is there now. Ms. Horne asked if they need waivers but they do not. Mr. Guimond said they will likely request that the engineering review fees be waived. Mr. Bowers said the septic system was reviewed by the Board of Health and they are "on board". Mr. Guimond said they had inquired about doing all these changes as a minor modification but they are doubling their impervious surface and with the parking situation, he felt it should be done as a public hearing so that residents would be aware of the proposed changes. He said the Planning Board can waive most anything if they so choose. Mr. Baird asked if they needed an earth removal permit but most of the removed earth will remain on site. Mr. Eric Kelley, a resident in the audience asked about the pavilion. The size of the pavilion is small, 20 x 26 and it will be for all daytime use. The applicants hope to file shortly.

PUBLIC HEARING – PROPRIETOR'S MARKETPLACE MODIFICATION - TOM REGO

Ms. Horne moved to open the public hearing. Mr. Maher seconded. The vote was unanimous. Ms. Horne moved to waive the reading of the public hearing notice. Mr. Baird second. The vote was unanimous. Mr. Bob Rego presented the plan. They are proposing to change the original buildings #2 and #3 and make it into a single larger building. It would include a 9000 SF physical therapy center and a 2840 SF medical office. Buildings 3 and 4 would have 4320 SF retail space on the first floor with each having five two-bedroom residential apartments on the second and third floors. They would both have garage parking spaces and there would be five spaces behind the retail space on the first level. The new plan shows 128 parking spaces. They do not propose any change to the access to the site. Mr. Rego said they would be colonial style matching the existing Tavern restaurant and there would be elevators to the apartments. There will be one affordable unit.

Mr. Guimond said they are looking to have a place for 30-40 parking spaces for the Plymouth/Brockton Bus. Mr. Rego advised the bus company that they would have to find another spot. Mr. Guimond said they are looking at Rockwood Road which originally had been supposed to go all the way through. The DPW however feels that the road, if connected, would be too close to the newly built fields. A loop is being proposed.

Mr. Brennan, the Board's Consultant Engineer, submitted comments dated November 21, 2016 and he summarized his comments. (For a complete list, please refer to the Planning Board files.) He said there should be a guardrail adjacent to the retaining wall along the southerly property line. There is an existing electric transformer located south of the existing building which appears to partially block vehicular access to the proposed dumpster.

Mr. Guimond said there are various things that need to be worked on; the dumpster location, the size of the green should be noted on the plans, the elevation of Building 2 should be shown as should the retaining walls in five different places. Side setbacks and the intended use behind the building should be noted. They should submit floor plans especially for the mixed use buildings. Mr. Rego said they are adding a catch basin and will submit calcs.

Ms. Horne moved to continue the public hearing to January 9th at 8:15 PM. Mr. Baird seconded. The vote was unanimous.

Ms. Horne moved to adjourn the meeting at 9 PM. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board