

MARSHFIELD PLANNING BOARD

Meeting Minutes

November 7, 2016 – 7:30 PM

Town Hall – Hearing Room 2

PRESENT: Karen Horne, Chair
Mike Baird, Vic Chair
Mike Biviano, Jr.
Steve 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 PM. Mr. Baird seconded. The vote was unanimous.

REQUEST FOR EXTENSION – JANET ROAD STREET IMPROVEMENT – DENISE LEONE

Ms. Leone submitted a request for a one year extension for the decision deadline for Janet Road. Ms. Horne moved to grant the extension request. The new date for completion will be May 14, 2018. Mr. Baird seconded. The vote was unanimous.

REQUEST FOR RELEASE OF FUNDS –WHITE’S FERRY - LOU ALVARADO

Pat Brennan, the Board’s Consultant Engineer, in an Email dated 11/3/16, stated that there were still some issues that needed completion. Ms. Horne moved to table the request until everything was complete. Mr. Baird seconded. The vote was unanimous

REQUEST FOR EXTENSION – PINE OAK FARM – GREG GIBBS

A request was received from Greg Gibbs, Spectrum Homes, to extend the deadline for completion for Strawberry Farm Road for 60 days. Ms. Horne moved to grant the request for an extension for 60 days. Mr. Baird seconded. The vote was unanimous.

DSCUSSION – JOHN SHERMAN, LOT 3

The sidewalk in front of Lot 3 will not meet ADA requirements. In the original plans, the septic system was shown in the back yard but the owner decided to put it in the front and graded accordingly. They will have to reduce the grade to meet ADA requirements but there could still be continuing problems. The sidewalk will be at the correct grade when the issue is corrected.

MINUTES Mr. Biviano moved to approve the minutes of October 17, 2016. Mr. Baird seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond told the Board that a 27 unit Age Restricted Adult Village application has been filed on Proprietor's Drive. The units will be similar to The Seasons. The public hearing will be held on December 5th.

A 3 –building mixed use application was also filed and that hearing will also be held on December 5th. Because the Tavern is being sold, the owner has told the P&B Bus line that they can no longer use that parking lot. Mr. Guimond said there is an item on the Board of Selectmen's agenda to move the parking lot. Mr. Guimond explained where it could be relocated and will fit about 40 vehicles. Mr. Guimond said it could possibly be considered the public benefit for the commercial development.

PUBLIC HEARING – (Cont.) – ZENAS BROOK WAY – TARA CALABRESE

Ms. Horne moved to open the continued public hearing. Mr. Biviano seconded. The vote was unanimous. Ms. Horne said that a letter from Steven Guard, Attorney for the applicant, had been received requesting that the applicant be allowed to withdraw the application without prejudice. He stated that the applicant had difficulties creating a yield plan that met the subdivision regulations and therefore the application is ineligible for consideration under the Inclusionary Housing Bylaw. Ms. Horne moved to allow the withdrawal without prejudice. Mr. Baiard seconded. The vote was unanimous. Ms. Horne moved to close the public hearing. Mr. Baird seconded. The vote was unanimous.

MEETING: Because two members would not be able to attend the next scheduled meeting, Ms. Horne moved to cancel the meeting of November 21st. Mr. Pina seconded. The vote was unanimous.

Ms. Horne moved to close the meeting at 8:10 PM. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board