

## MARSHFIELD PLANNING BOARD

Meeting Minutes

August 24, 2020 – 7 PM

Remote by Zoom

PRESENT: Mike Biviano, Jr., Chair  
Katie O'Donnell, Chair  
Kevin Cantwell  
Fred Monaco  
Nik Pappastratis

ALSO PRESENT Greg Guimond, Town Planner  
Kay Ramsey

ABSENT: Peg Davis, Associate Member

Mr. Biviano moved to open the meeting at 7 PM. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Mr. Biviano moved to take up the ANR next. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Biviano, Aye.

## APPROVAL NOT REQUIRED PLAN - Lots 7 and 8 Holly Road

Mr. Guimond explained that these lots are part of the old Chestnut Hill Subdivision that was filed about 10 years ago. A piece of Lot 7 is being sliced off and given to Lot 8 to provide adequate room for the septic system. He said there are no clearing buffers. Mr. Guimond said that Lot 7B may have a problem fitting a building circle due to the 40' buffer that is required, but that will be an issue for the Building Inspector. It has frontage and area and he recommends approval. Ms. O'Donnell asked if it states on the plan that it is not a buildable lot and Mr. Guimond said the note is on the plan that Planning Board endorsement does not mean that it is a buildable lot.

Mr. Biviano moved to approve the ANR entitled Plan of land in Marshfield, MA lots 7 and 8 Holly road dated 6/17/2020 and drawn by Gallagher Engineering Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Biviano, Aye.

BEAVER CROSSING DEFINITIVE SUBDIVISION, WRPD SPECIAL PERMIT.H. (Cont.) AND SCENIC ROAD - 113 UNION STREET – LARA BRAIT

Mr. Biviano moved to open the continued public hearing for Beaver Crossing. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Biviano, Aye.

Laura Brait and Atty. DeLisi were here in case the Board had any questions. Mr. Terry McGovern from Stenbeck & Taylor explained the revised plan. He said they have reconfigured the center of the cul—de-sac to show a rain garden. The Retention Basin has been moved and redesigned. It will be moved to a location where a 50' buffer of existing vegetation can be maintained around the drainage lot. He said that none of the drainage falls within the Wetlands Protection Act or the local bylaws. The Drainage Retention Basin is shown on its own lot and does not require an easement for access or discharge. Mr. McGovern said that they have introduced a downstream separator (?) in the catch basin and in the rain garden and in the manhole from the east. It will pipe back about 100' and then down to the 4' deep rain garden.

They have shown the fire alarm call box and street lighting in 3 locations along the roadway.

Mr. McGovern said they have not revised the figures used for determining the total nitrogen loading. The pavement and roof areas haven't changed and the number of house/bedrooms remains the same.

Mr. McGovern said they noted on the plans that they will be using a treatment system that meets 310 CMR General Use Approval. There are a few types that meet this criteria and final selection would be based on product availability. They are still using 20,000 SF of lawn area per lot. The limits of clearing will be marked with concrete bounds at angle points and split rail fencing or something similar will be provided to provide a physical restriction on those yard areas. He said that due to NHESP requirements on every lot, Lots 2-5 will have slightly less than the 20,000 and Lot 1 will have slightly more. The total for the project will not exceed 100,000 SF.

Mr. McGovern said that their figures and Mr. Eichner's match and show that they meet the WRPD Nitrogen Loading limit.

Mr. Eichner, Water Science Consultant for the Board said in his report dated August 21 that there are many septic systems and components that have Mass DEP General Use approval that do not have any denitrifying aspect. It is recommended that the plans include statements specifying that the selected system will attain 19 mg/L TN or better. Mr. McGovern said he will add that comment to the plans.

Mr. Pat Brennan, The Board's Engineering Consultant said that he reviewed the revised plans Friday and today and that he thinks this is a much better project than what was previously proposed.

Mr. Guimond asked Mr. McGovern if he had given any thought to a change of road name. He said the Board usually does not like roads with the use of first names as they tend to get stolen.

Mr. McGovern said he had not considered it. Mr. Guimond asked him to come up with a name that meets the approval of Police/Fire/Historical Commission.

Ms. O'Donnell said she is happy with the redesign and does not see the need for street lighting or a call box. Mr. Guimond said that street lighting is no longer required by the Board since there was an issue of paying for them and the Fire Department no longer uses call boxes. These are a couple of the changes to the Rules and Regulations that he is proposing.

Mr. Pappastratis asked what they had decided about the curbing at the cul-de-sac. Mr. Biviano said that granite curbing on the inside of the cul-d-sac doesn't allow for cars to get out of the way if they need to. Mr. Brennan said they have guard rails so in this case it doesn't matter. Ms. O'Donnell said she is a little concerned that wildlife may not be able to navigate the granite curb.

Mr. Pappastratis asked if the sidewalk was only on one side. Mr. McGovern said yes; that type of roadway only requires one sidewalk. He said the sidewalk stops at the driveway of Lot 3 as recommended by Mr. Guimond.

There was no one of the public attending the meeting

Mr. Guimond said he will get a draft decision written for the Board to review and endorse at the next meeting which is September 14, 2020.

MINUTES: Mr. Biviano moved to approve the minutes of March 23, April 27 and July 27, 2020. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Biviano, Aye.

#### BOARD/STAFF REPORTS

Mr. Guimond said Ms. Ramsey volunteered to take the minutes if the Board approved. She applied to work through the Senior Tax Relieve Program. The members of the Board approved.

Mr. Guimond said there is a CZM Zoom meeting on this coming Thursday at 7 PM. This will wind up the grant for this year. They hope to get another grant next year. The specific zoom meeting numbers are posted on the website.

Mr. Biviano moved to adjourn the meeting at 7:30 PM. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis; Aye; Mr. Biviano, Aye.

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