

MARSHFIELD PLANNING BOARD
Meeting Minutes
Ventress Library – Program Room
Monday, March 23, 2020 -7:00 PM

Mr. Guimond explained that the meeting is being held remotely. It is being shown live on MCTV. There is a phone number for the audience to call in: 781-536-2512. People can also use Zoom on their computers but they must have a microphone and a camera in order to be heard. All votes will be by roll call.

PRESENT BY REMOTE:

Mike Biviano, Chair
Katie O'Donnell, Vice Chair
Kevin Cantwell
Fred Monaco
Nik Pappastratis
Peg Davis, Associate Member

Mr. Biviano moved to open the remote meeting. Ms. O'Donnell seconded. The vote was Mr. Biviano, Aye; Ms. O'Donnell; Mr. Monaco, Aye; Mr. Pappatratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye.

PUBLIC HEARING (Cont.) Fairgrounds Solar Panels, Special Permit

Mr. Guimond recommended to continue this Public Hearing without testimony until the April 6th meeting. He said if the State goes to a mandatory Stay at Home Order, the April 6 meeting may have to be rescheduled. Mr. Biviano moved to continue the public hearing as recommended to the April 6th meeting. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

Approval Not Required Plan - Adelaide Way

Mr. Guimond said that the applicant is shortening Lot 13 and enlarging Lot 14 and he said that both lots have area and frontage. The plan shows the walking easement that connects to the trail system. He recommends endorsement. Mr. Biviano moved to endorse the ANR Plan entitled ----, dated --- and drawn by ----. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

John Sherman Estates - Vote to accept surety

Mr. Guimond said that the surety, as estimated in the Cost to Complete by Mr. Pat Brennan has been received in the amount of _____. He recommended approval of the release of the remaining lots. Mr. Biviano moved to accept the cash surety. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

Vote to endorse decision - Special Permit – Harbor One Bank

Mr. Guimond said that no comments had been received from the applicant or departments about the draft decision. He recommended approval with conditions as written in the decision of the special permit. Mr. Biviano moved to endorse the decision as written. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Ms. Davis, Aye.

Public Hearing (Cont.) Private Petitioner's Article – Zoning

Mr. Biviano moved to open the continued public hearing for the private petitioner's article. Ms. O'Donnell seconded. The vote was; Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

Mr. Guimond said he has spoken with Mr. D. J Sullivan and Mr. Dan Smith and they both seem to be on board with not going forward with this article. Mr. Guimond has written a draft article that he thinks will cover their concerns without changing the zoning districts. He showed the Board the proposed changes.

They are:

3.05 Table of Use Regulations; Retail and Service:

3.0 Contractor- Artist Rental Bay Facilities including: Workshops/light processing/light assembling, office and storage. This would not be allowed in the R-1, R-2, R-3, R-B, B-3, B-4, O-P, A and the BRVO Districts. It would be allowed by Right in the I-1 District and by Special Permit in the B1, B-2, PMUD and WRPD Districts.

USE

Wholesale, Transportation and Industrial

2.3 Processing and recycling of wood materials including: sawmills, cutting, shredding, grinding, drying, sorting and storage with accessory sales and rental of equipment. This would not be permitted in the R-1, R-2, R-3, R-B, B-3, B-4, O-P, A or BRVO Districts.

It would be allowed by Right in the I-1 District and by Special Permit in the B-1, B-2, PMUD and the WRPD Districts.

Mr. Guimond recommends that the Board report and recommend against the private petitioner's article for this Town Meeting and work with the petitioner in preparing and submitting a Planning Board article for the fall Town Meeting. Mr. Guimond said that D.J. Sullivan and Mr. Brodsky are on board with this change. Mr. Guimond also recommended that when in the WRPD, the Planning Board should do the site plan review so that the applicant would have one stop shopping rather than having to go to both Boards.

Mr. Biviano moved to not recommend the petitioner's article. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

Mr. Biviano moved to close the public hearing. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

Norwell Road – Street Improvement – Kevin McDonough

Mr. Pappastratis is recused on this matter.

Mr. Guimond said that the plan before the Board addresses the concerns of the DPW. It proposes 17' wide pavement with Cape Cod Berm on both sides and catch basins in two locations. It also addresses Mr. Tedeschi's concerns. He recommends that the Board approve the revised Street Improvement Plan for Norwell Road dated 3/19/20. Mr. Creed had no comments.

Mr. Biviano moved to approve the Street Improvement Plan dated 3/19/20 for Norwell Road. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye.

Street Improvement Plan – California Street -Dana Junior

Mr. Guimond said that the street is 22' wide paved with grading. It is of good quality and he recommends approval.

Mr. Biviano moved to approve the Street Improvement Plan for Lot G12-18-05, California Street, dated -----. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

Minutes: Mr. Biviano moved to approve the minutes of February 24, 2020. Ms. O'Donnell seconded. The vote was: Mr. Biviano, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye.

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

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board

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