

MARSHFIELD PLANNING BOARD
Meeting Minutes
November 16, 2020 7:00 PM
Remote Zoom Meeting

PRESENT: Mike Biviano, Jr. - Chair
Katie O'Donnell, Vice Chair
Kevin Cantwell
Fred Monaco
Nik Pappastratis
ALSO PRESENT: Greg Guimond, Town Planner
ABSENT: Peg Davis, Associate Member

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

PUBLIC HEARING - NORWELL ROAD -STREET IMPROVEMENT

Mr. Biviano moved to open and continue the public hearing for Norwell Road. Mr. Monaco seconded. The vote was: Ms. O'Donnell, Aye; Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Biviano, Aye.

PUBLIC HEARING (Cont.) FROZEN FOUR – WATER RESOURCE PROTECTION DISTRICT - SPECIAL PERMIT

Mr. Steve Guard gave a presentation, updating the Board on what they had done to try to make the project compliant with the requirements. He said there is a conflict in the rules and regulations and when the project is approved, they would like to proceed at their own risk without waiting for the 20 day appeal period to be finished.

Mr. Guard said they have responded to Mr. Brennan's concerns. As far as the ethanol is concerned, they would have a couple of two-gallon drums. Snow collection and removal would be in the rear parking lot so it can be treated.

Mr. Brennan said they have pretty much addressed his concerns. He had been concerned about the rain garden being on Town property but he had not been aware of the applicant's agreement with the DPW. He noted that there are no parking spaces in that area.

Mr. Brennan said that there is presently a lot of water coming off the site and it may give the appearance of even more coming off but their calculations show that they meet the requirement. The driveway entrance will not be constructed until School Street is realigned.

Mr. Guimond asked if there was any containment for the two-gallon drums. Mr. Guard said no and there are no floor drains in the building. Mr. Guimond said if the drums are on the floor and on the first level, they will need some sort of containment system. He asked Mr. Brennan to get more information.

Mr. Biviano moved to continue the public hearing to November 30, 2020 at 7:05 PM. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Biviano, Aye.

BOARD/STAFF REPORTS

Zoning: Mr. Guimond said that the Inland Waterways (Riverine) maps will be a go for this Town Meeting in April. FEMA said they won't change it again. There are four properties coming in and four going out of the flood zone.

It was recommended to change the accessory apartment Bylaw that addresses the waiting period from three years to year.

The Building Inspector has requested that we add an extension for the ADA ramp. He said its State law but not the local bylaw.

Mr. Guimond said that he will have a proposal for the Board to consider for the Fall Town Meeting regarding the south side of Commerce Way.

Brant Rock Overlay District. Mr. Guimond said the Board might want to discuss a modification to the Brant Rock Overlay District to allow 2 floors versus the current 1 ½ floors.

Mr. Guimond said he inadvertently forgot to add Adelaide to the agenda for a release of lots. Mr. Gibbs said he would come in with funds for the sidewalk fund. Mr. Guimond said he will add it to the next agenda.

Mr. Guimond asked the Board to check out the middle of Highland Green. He thinks it was very nicely done.

Mr. Guimond asked anyone who has not taken the Library Survey to please take it.

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

Respectfully,

Greg Guimond, Town Planner

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