

MARSHFIELD PLANNING BOARD

Meeting Minutes

June 6, 2016 – 7:30 PM

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

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

REQUEST FOR TIME EXTENSION FOR FUNDS DUE REGARDING MONITORING  
WELL REPORTS – JOHN SHERMAN ETATES

Neither attorney was present. The Board tabled the matter.

DISCUSSION – ASSOCIATE MEMBER POSITION

The resident who had expressed interest in the position was not present. The matter was tabled.

REPETITIVE PROJECT: 11 Hancock Street – Don McNeil – Request for Board to determine that there are significant changes in the plan to allow the applicant to bring the plan back to the ZBA before the requisite two years.

Mr. Guimond explained that the applicants were asking the Planning Board to determine that their new plan was significantly changed. This determination would allow the applicant to go back to the ZBA with their new plan without having to wait two years. After some discussion, Mr. Biviano moved to send a note to the ZBA agreeing that the changes in the plan were significant. M. Pina seconded. The vote was unanimous.\

MINOR MODIFICATION REQUEST – PINE OAK FARM – GREG GIBBS  
Extension/Walkway/Driveway Aprons/Bounds

The extension that was requested was not needed. The time for completion is not until October 31, 2016. Mr. Gibbs explained that the plans from Stenbeck & Taylor showed a line going across but the plans did not specify concrete aprons. Mr. Gibbs said the asphalt driveways have been installed to the street and he was requesting a modification which would allow him not to install concrete aprons. He said it would be less disruptive to the residents and he felt that they would prefer leaving them as is rather than digging them out and installing concrete. He said it would be less expensive for him too. He explained that he was not the original developer. He also is requesting to reduce the number of bounds that were required. Mr. Pat Brennan explained that many of the bounds were required because of the open space areas. Mr. Guimond asked if the posts designating conservation area were installed. Mr. Brennan said they are installed but the medallions have not yet been put on. Mr. Guimond said he'd lean towards being more lenient as far as the aprons go but he was not in favor of waiving the bounds. He said there were some issues with the street construction but Mr. Gibbs said that they were aware of it and this would be taken care of prior to paving. There was a slope issue in front of Lot 1 where the sidewalk did not appear to meet ADA standards (about 50') but Mr. Gibbs said he will regrade the driveway and the ADA issue will be resolved.

Mr. Guimond asked Mr. Gibbs when he intended on paving the road but although he had hoped to get it done within two weeks, if he has to dig up all the driveway aprons, the paving will take a lot longer. Mr. Biviano asked how many bounds was he looking to not have to put in and Mr. Gibbs said he'd like to reduce them by about 25%. Ms. Horne said she would like to see more residents give their opinions about the driveways. If the Board wishes to make this a major modification, a public hearing will have to be held requiring notice to abutters. Ms. Horne moved to consider this a major modification requiring a public hearing with notice in the paper and to abutters to discuss driveway aprons and bounds. Mr. Baird seconded. The vote was unanimous.

#### PUBLIC HEARING – ARGO RT – 853 PLAIN STREET – WATER RESOURCE PROTECTION DISTRICT

Ms. Horne moved to open the public hearing. Mr. Baird seconded. The vote was unanimous. Ms. Horne read the public hearing notice into the record. Mr. Terry McGovern from Morse Engineering explained the plan. He said he addressed Mr. Brennan's comments on a revised plan which he submitted to the Board. He said the present building is unworkable for equipment such as a cutting deck etc. Mr. McGovern said there will be minor regrading. There are several storage bins on the property which will mostly stay where they are. This is a seasonal business and there are approximately 15-18 employees. Mr. McGovern said he and Mr. Eichner are mostly in agreement. With the exception of the water flows. He said this is an existing site with about 8 ppm as is. Mr. McGovern said Mr. Eichner estimated 540 gallon flows where as Mr. McGovern thinks it would be half that. He said the employees come in, get their work orders and then are gone for the day. Mr. McGovern said he doubted any of the current businesses would be in compliance with the 5 ppm if they were tested now. He said this has been a construction site since the 1960's. The disposal system will be located outside of the WRPD. Mr. Baird said the pavers are hard to maintain. The applicant said that the material that will be stored outside is granular, not liquid. Should there be any kind of small spill, they could very easily sweep it up. Mr. McGovern said the Board could condition approval on no using fertilizer on the landscaped portions. The open space number needs to be checked. Mr. Guimond said that

Dog grooming place should not say day care on the application. Mr. Brennan said the roof should be coated and he suggested that they do a test pit when they are excavating.

Ms. Horne said they should continue the public hearing until Mr. McGovern and Ed Eichner agree on the ppm. She moved to continue the hearing to June 20<sup>th</sup> at 8:0 PM. Information will have to be provided by the 15<sup>th</sup>. Mr. Baird seconded. The vote was unanimous.

MINUTES: Mr. Biviano moved to approve the minutes of May 23<sup>rd</sup>. Mr. Pina seconded. The vote was unanimous.

BOARD/STAFF REPORTS Mr. Guimond said he received the Zoning Reform Act – Senate Bill 122. He summarized a few of the proposed changes. Ms. Horne said they aren't taking into any account of the character of the town. The Board agreed that Mr. Guimond should write a letter explaining their displeasure with many of the proposed changes. Mr. Guimond said he'll read through the bill again and draft a letter which he will send to Ms. Horne for approval. Ms. Horne moved for Mr. Guimond to draft the letter. Mr. Biviano seconded. The vote was unanimous.

Mr. Guimond said that a 270 unit 40b is in the works. The Boards have 30 days in which to comment. Mr. Guimond will go through the plans and send comments to the Board.

Ms. Horne moved to adjourn the meeting at 9:20 PM. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Exec. Assistant  
Marshfield Planning Board

