

MARSHFIELD PLANNING BOARD
Meeting Minutes
November 30, 2020 – 7:00 PM
Remote Meeting/Zoom

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

ALSO PRESENT: Greg Guimond, Town Planner

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

NORWELL ROAD PUBLIC HEARING – JEFF HASSETT

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

Mr. Pappastratis will not be voting on this matter.

Attorney Steve Guard explained to the Board that they were proposing to pave a section of about 60 linear feet of Norwell Road, which is gravel at present, to 20 feet wide with Cape Cod berm. They propose to extend the water main. Mr. Guard said that their proposal has been reviewed by Pat Brennan, the Board's Consultant Engineer, and by Charlie Swanson, Engineer for DPW.

Mr. Guimond said he believes they have taken care of the issues. He said there is a slight dip in the road which permits the runoff to go to the catch basins in both directions.

Mr. Brennan said they have addressed all of his concerns.

Mr. Biviano moved to approve the Street Improvement Plan, I11-17-18, dated 10/12/20 and most recently revised on 11/24/20. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye.

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

PUBLIC HEARING – FROZEN FOUR, 985 PLAIN STREET, WRPD SPECIAL PERMIT

Mr. Biviano moved to open the WRPD, Special Permit Public Hearing. Ms. O'Donnell seconded. The vote was, Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye, Mr. Biviano, Aye.

Atty. Steve Guard said this application is for a recreational marijuana retail facility. They have an approval from the Zoning Appeals and are here to show that they are under the 5 ppm nitrogen loading requirement in the WRPD.

Mr. Guard said there is a tight tank for the floor drain within the building area. The applicant will store ethanol on separate containment parcels. The volume of the ethanol will be limited to 110 gallons and the drums will be stored in a locked cabinet to prevent ignition in case of fire. He said Mr. Eichner is in agreement. Mr. Brennan said he thinks it would be okay as long as they have 1:1 containment. Mr. Guard said they will submit an updated A051320 to reflect the changes to the tank storage room. Mr. Guard said that the Storm Water Management System will include a StormCeptor 450 treatment unit. He said Mr. Eichner and Mr. Brennan approved.

Mr. Brennan said that they have addressed his concerns as long as they keep the 1:1 containment. The islands will be landscaped rather than using grass to avoid maintenance issues.

Mr. Guimond said that the updated system has been reviewed by Mr. Eichner and they meet the nitrogen loading requirement.

Mr. Guard said they are only requesting one waiver and that is to allow them to start working at their own risk without waiting for the 20 day appeal period. Mr. Biviano said he is in favor of granting the waiver. The other members agreed.

Mr. Biviano moved to approve the WRPD Special Permit for 985 Plain Street, C10-2-5 as shown on the Site Plan/Septic Design Plan dated 7/15/20 with the most recent revision being 11/23/20. Mr. Cantwell seconded. The vote was: Mr. Cantwell, Aye; Ms. O'Donnell Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye.

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

REQUEST FOR RELEASE OF LOTS – ADELAIDE

Mr. Gibbs said that the bounds for the walking trail are in. He will submit the money for the sidewalk fund and he will put up surety although he is requesting to put up half the surety and only release two lots at this time. Mr. Guimond said that we would be holding Lots 1, 5, 10, 122 and 13. Mr. Gibbs is requesting the release of Lots 6 and 12.

Mr. Guimond said he is okay with reducing the surety as they will also be paying \$31K to the sidewalk fund. He said Mr. Gibbs has installed Additional street trees and has put in a raingarden. He's installed 10 trees around the cul-de-sac. He presented a short power point showing the improvements.

Mr. Mike --- asked why the 2x4 forms are still in-place at his lot whereas all the others have been removed. Mr. Gibbs said he will remove them tomorrow.

Mr. Biviano moved to approve the request for the two lots, #6 and #12. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

BOARD/STAFF REPORTS

Mr. Guimond submitted the upcoming dates for meetings. Mr. Biviano moved to approve the dates. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

MINUTES: Mr. Biviano moved to approve the 10/05/2020, 11/2/2020 and 11/15/2020 minutes. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.