

MARSHFIELD PLANNING BOARD
Meeting Minutes
May 24, 2021 – 7:00 PM
Remote/Zoom Meeting

MARSHFIELD TOWN CLERK
RECEIVED
2021 JUN 16 AM 9:05

PRESENT: Mike Biviano, Chair
Katie O'Donnell
Fred Monaco
Nik Pappastratis
Kevin Cantwell (arrived at 7:04 pm)
Peg Davis (Associate Member) (arrived at 7:08 pm)

ALSO PRESENT: Greg Guimond, Town Planner
Karen Horne, Asst. Town Planner

At 7:02 PM, Mr. Biviano moved to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye.

Absent Kevin Cantwell and Peg Davis

Public Hearing - Resource Way Definitive Subdivision

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

Mr. McGovern is representing the applicant. He explains that they are requesting an extension of Enterprise Drive to access a parcel owned by Tim Connor. This roadway will be called Resource Way.

Kevin Cantwell just arrived at 7:04 pm. Peg Davis arrived at 7:08 pm. In attendance for the hearing are Mike and Chrissy McDougal and Walter Sullivan, applicant attorney. The total site is located off the west side of Enterprise Drive and is comprised of two parcels with a total area of 53.5 acres. The proposed subdivision would include four lots, two commercial lots and two drainage lots with a total area of about 14.5 acres, including the roadway layout. The applicant is proposing to bring a paved roadway off Enterprise Drive through the cul-de-sac and make a T-intersection to the 10-acre parcel. The site is fairly level. The roadway will have 22 ft. of pavement with a Cape Cod berm on each side. They are trying to minimize land disturbance. The road will be private and not accepted by the town. The road will only serve one lot. The road is not intended to loop through or connect to any other road. The applicant's engineer has been working to incorporate comments from DPW and Conservation.

Mr. Guimond suggested the applicant add a sign near the Enterprise Drive cul-de-sac to say "Road Narrows".

The applicant has submitted a list of waiver requests in writing, including,

- Waivers for width alignment and grades of street
- Minimal center line radii (200' to 100')

- Length of dead end street (704 ft. – 600 ft. is maximum)
- Sidewalks – proposing to reconstruct the existing sidewalk along Enterprise Drive from Commerce Way to Plain St. Mr. Guimond explained that it would be about 2000 linear feet to be upgraded. It would have a great public benefit for the residents at Modera.

Mr. Guimond also suggested that the Board require the donation of six street trees to the tree fund. DPW is ok with the hammerhead turn and the Cape Cod berm.

Mr. Brennan of Amory Engineers explained that his only remaining comments are with the width of the Cape Cod berm. He suggested a 12 in berm and have the pavement 6 inch wider. He explained there is only one paving company that can install an 18-inch berm.

Ms. O'Donnell is ok with the waivers since the subdivision is specifically for the only one lot.

Mr. McGovern explained that he is still working through details with Conservation. He said that most of the remaining issues with Planning could be resolved easily.

Mr. Biviano moved to continue the Definitive Subdivision hearing for Resource Way to June 28, 2021. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

Public Hearing - ACE Hardware PMUD/WRPD Special Permit Public Hearing

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

Gabriel Padilla, Grady Engineers, is representing the applicant. Mr. Padilla explained that the beginning phase of the project is Ace Hardware. The applicant explained that MADOT is ok with a right in/right out driveway on Rte. 139. Ace Hardware is 12,000 sq. ft. of a 22,000 sq. ft. of the larger building. Will be using denitrifying septic system and infiltrating all roof runoff.

Mr. Guimond stated that the curb cut is the Planning Board's jurisdiction and the PMUD specifically states that the development be accesses through a signalized intersection. Still reviewing the traffic report.

Ed Eichner report has the application not meeting the 5 mg/L nitrogen limit. Concerns with the potential for hazardous material storage at Ace Hardware. There is also some confusion with the lot size in the nitrogen calculations.

Pat Brennan said he has submitted a report with his comments to the Board. He said it would be useful for the applicant to try to address his concerns first before going through them with the Board.

Mr. Biviano made a motion to continue the public hearing to June 14, 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.

ANR – Ace Hardware – Approval Not Required Plan

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

Concern about why the ANR was being addressed before the PMUD application. A sale of the property could hurt the applicant in the future. Mike Verrochi.

Mr. Biviano moved to continue the ANR to June 14. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Biviano, Aye.

Discussion of draft revisions to PMUD Regulations

Ms. Horne summarized the changes proposed to make the rules and regulations match the zoning for PMUD. Mr. Guimond suggested waiting to hold the public hearing until August when we hold the fall zoning public hearing. We will be holding a public meeting in July to discuss the zoning changes with the public prior to holding a public hearing

Discussion on remote/in person meetings

BOS have asked each board to discuss when we will be going back to in-person meeting. Mr. Guimond explained that we currently do not have a meeting room. Mr. Guimond suggested that we move to a hybrid format first with in-person meeting later in the fall. The Board felt that continuing with Zoom meetings is more equitable.

Board/Staff Reports

Wednesday night at 6pm is the Brant Rock Local Rapid Recovery Grant meeting. It will include an overview and data collection description.

Adelaide dispute has not been resolved between Greg Gibbs and Mike Egan.

Mr. Guimond stated that the Adelaide Certificate of Action – Filing of Land Special Permit Decision was ready for the Board to endorse. Mr. Biviano moved to endorse the Adelaide Certificate of Action dated 5/17/2021. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye. The Board previously voted to approve the Special Permit at the last meeting on 5/10/2021.

APPROVAL OF MINUTES 5/10/2021)

Mr. Biviano moved to approve minutes of 5/10/2021. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

ADJOURNMENT (ROLL CALL VOTE)

Mr. Biviano moved to close the meeting at 8:21 PM. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Attendance List

Michael McDougal

Chrissy McDougal

Pat Brennan

Gabriel Padilla

Terry McGovern

CapeWay Eye Care

Andrew Stewart

Mike Verrochi

Walter Sullivan

Michael Mahoney