

MARSHFIELD PLANNING BOARD

Meeting Minutes

May 23, 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. Ms. Horne noted that the meeting was being recorded. She and the other Board members welcomed Stephen Maher to the Board.

APPROVAL NOT REQUIRED PLAN

Monica Way – Chris McKenna

Mr. Guimond explained why this newly revised ANR was being submitted. The new ANR shows a 40 right of way and provides frontage for the four lots. Ms. Horne moved to endorse the ANR entitled: Plan of Land, Monica Way, Marshfield, MA dated 5/9/16 and drawn by Hoyt Land Surveying, 1287 Washington St., Weymouth MA 02189. Mr. Pina seconded. Mr. Baird abstained from the vote which was 4-0-1.

Mr. McKenna requested a waiver from the fees since he had just recently paid for a previously submitted ANR which – because of the Board not having a meeting – was never reviewed or endorsed by the Board. Mr. Guimond had reviewed the first plan and advised the applicant of the changes required. Ms. Horne moved to waive the lot fees for this second plan but not to waive the administration fee. The applicant will get the \$600 returned to him. Mr. Pina seconded. Mr. Baird abstained. The vote was 4-0-1.

MINOR MODIFICATION REQUEST – PROPRIETOR’S MARKETPLACE – Roadway  
Reservation Change

Mr. Bill Last, Jr. explained that this roadway change is really shown on the Enterprise Drive plan. He said that the way the roadway reservation is shown now prohibits Kirwan Enterprises from expanding. He presented a concept plan showing where he would like to change the roadway reservation. He was not submitting an actual request for modification now but wanted to see if this was something the Board would accept. Mr. Guimond said he’ll have to bring in a

Minor Modification to the approved plan and he would also have to submit an ANR. He will do so at a later date.

MINOR MODIFICATION REQUEST - PINE OAK FARM  
Extension, Walkway, Driveway Aprons, /Bounds

Mr. Greg Gibbs asked that this matter be tabled as he cannot get to tonight's meeting. The item will be rescheduled.

VOTE TO ENDORSE A CORRECTED FORM E FOR JOHN SHERMAN EXTATES.

Ms. Horne moved to endorse the corrected Form E, releasing Lots 3, 4, 5, 7, 8 and 11. Mr. Baird seconded. The vote was unanimous

DISCUSSION – WHITE'S FERRY SUBDIVISION

Mr. Guimond said that a letter had been sent to the owner of the subdivision asking him to advise when he would be finishing the subdivision but no reply has been received. The subdivision had expired long ago. Ms. Horne suggested that Mr. Guimond contact Town Counsel to see if he would write a letter to the owner or to advise what our next action should be.

Mr. Guimond said this brought up a question for future projects. He asked the Board if they thought a steeper contingency number should be added to the cost estimates. Mr. Biviano suggested making a 50% contingency to ensure the developers desire to finish their subdivisions.

DISCUSSION – ASSOCIATE MEMBER POSITION

The person interested in the position unexpectedly could not come to tonight's meeting. The discussion was tabled.

REPETITIVE PROJECT – 11 HANCOCK STREET – DON MCNEIL - The applicant is requesting that the Board make a determination that the plan being submitted shows that there are significant changes which would allow the applicant to bring the plan back to the ZBA without waiting the requisite two years. The plans, however, were not submitted in time for tonight's meeting and the item was cancelled for tonight.

REQUEST FOR RELEASE OF FUNDS – CARESWELL FARMS – JOHN BARRY - Ms. Ramsey said this request is for the release of inspection fees from years ago. Letters requesting that Mr. Barry write to request the release were returned as "not known". Since we now have Mr. Barry's address, he submitted a letter requesting the release. Ms. Horne moved to release the remaining funds in the account (\$274.64). Mr. Baird seconded. The vote was unanimous.

AOPPROVAL OF MINUTES - Mr. Pina moved to approve the minutes of April 11, 2016. Mr. Baird seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond said that the former development which was submitted as a 40b (Webster Point Village) is looking to come back as a subdivision (which it was years ago and was called Marsh Hill at that time). Mr. Guimond has sent the developer some comments. He will keep the Board advised as to how the applicant wishes to proceed.

Mr. Guimond asked the Board if they would consider making a couple of changes to the Zoning Bylaw and the Subdivision Rules and Regulations concerning creation of a 30' buffer.

GATRA - Mr. Guimond said they finally have the results of the survey. He'll let the Board know if GATRA makes any changes

Mr. Baird said he can no longer volunteer for the CPC and the Housing Partnership Committee. His term is up at the end of June. A volunteer for each committee is being searched for. Mr. Pina indicated that he might be interested in the CPC.

The next meeting will be June 6<sup>th</sup>.

Ms. Horne moved to adjourn the meeting at 8:20 PM. Mr. Biviano seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board