

MARSHFIELD PLANNING BOARD

Meeting Minutes

February 7, 2022– 7:00 PM

Remote Meeting

MARSHFIELD TOWN CLERK
RECEIVED

2022 MAR 10 PM 4:00

PRESENT: Mike Biviano, Chair
Katie O'Donnell
Fred Monaco
Nik Pappastratis
Kevin Cantwell
Scott DeCastro, Associate Member

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

At 7:01 PM, Mr. Biviano moved to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Scenic Road Hearing 703 Ferry Street (Stone Wall)

Mr. Biviano moved to open the public hearing and waive the reading of the public notice. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

The applicant, Paul Sheerin is present. Mr. Guimond explained that the applicant is building a single-family house. A 30-foot section of the stone wall along Ferry Street would be removed and reset along the driveway entrance. No trees will be removed along Ferry St, which is scenic road. The driveway entrance will be dry set loose stack wall.

Mr. Biviano made a motion to approve the Scenic Road Hearing plan for 703 Ferry Street as presented tonight. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Mr. Biviano moved to close the public hearing for 703 Ferry St. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Public Hearing for Modification to the Final Building in Proprietors Marketplace PMUD Special Permit

Mr. Biviano moved to open the public hearing for modification to the final building at Proprietors Marketplace PMUD Special Permit and waived the reading of the public notice. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Bob Rego from Riverhawk Environmental is present for the applicant. There are two buildings currently constructed. The original third building was proposed to be 11,840 square foot medical office building.

The applicant is proposing to modify the third building to be 3,600 square feet of office/retail with five residential units above. There are an existing 10 residential uses in Building 1 and 2. The applicant is proposing an outdoor common area between the existing building and the proposed building. The recent zoning change allows more residential units in the PMUD.

Mr. Guimond explained that the applicant is going to provide a sidewalk connection to the walkways on the green. The second floor will be four units and the third floor will have one units. There will be five garage spaces and five surfaces spaces for the residential units.

Patrick Brennan reviewed his comments that he previously submitted to the Board.

Walter Greaney at Proprietors Drive Unit 20 is an abutter to the new building. He purchased his unit based on the original plan. He believes that he will lose some value since he will no longer be an end unit. He is worried that the new units will be able look into his unit. Mr. Guimond explained the original building was a larger one-story building that included the parking areas. Mr. Biviano asked if the building could be relocated and switched with the parking area to see if it would improve Mr. Greaney's view of the green space. Mr. Greaney is also concerned about the common area between the building 3 and building 2.

Mr. Guimond stated that he has received four letters of support for the project from the abutters. Ms. O'Donnell suggested that the applicant work with Mr. Greaney and see if they can address any of his concerns.

Mr. Biviano made a motion to continue the public hearing for modification to the final building at Proprietors Marketplace until February 28 at 7:05pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Continued Public Hearing WRPD Special Permit and Definitive Subdivision – Red Gold Farm

Mr. Biviano moved to open the continued public hearing for Red Gold Farm WRPD special permit and definitive subdivision. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Rick Grady is presenting on behalf of the applicant. He has been working with Planning Staff, Conservation Commission, Patrick Brennan, and Ed Eichner to address everyone's concerns. They have removed Lot #4 that did not have appropriate frontage. They propose to maintain Lot 23 but would have access from Webster St. There is a potential vernal pool on site and have revised the constructed stormwater wetland to allow a 100-ft no touch area around the vernal pool. They are relocating the cranberry sorting machine and barn to an area adjacent to the drainage basin on the open space lot. They have eliminated the galley system in the cul-de-sac and are constructing a rain garden in the cul-de-sac to provide the recharge necessary. They are proposing to relocate an existing metal building to be used for cranberry operation to the rear of Lot #3 on the open space lot. They are working with Ed Eichner on the nitrogen calculations. The applicant has made preliminary commitments to construct the boardwalk on the existing railroad bed and a section of walkway on to Parsonage Street over the existing railroad bed and an area on Webster St. The construction of the walking trail would be the public benefit for the Board waiving the construction of the sidewalks within the development and the granite curbing on the inlets of the catch basins and at the cul-de-sac.

Patrick Brennan has reviewed the revised plans and is waiting on the revised stormwater report before submitted more comments to the Board.

Mr. Pappastratis asked who would own the relocated equipment barn. Mr. Grady said it would be part of the lease agreement with whoever operates the bogs. Ms. O'Donnell asked about the access to the relocated barn. Mr. Grady explained that the bogs are surrounded by bog roads. A bog road over Lot #3 would be used to access the barn and there would be an easement over this bog road to access the trail network. Ms. O'Donnell asked about who will own the bogs and if they would consider placing the bogs in Chapter 61A. Mr. Grady said the disposition of the bogs has not been decided. Mr. Biviano stated that the development needs to be set up as a private road with a homeowners association. Mr. Grady said that the back portion of several lots will contain portions of the bog and will have easements for the bog.

Mr. Guimond stated that the applicant is looking to get da sense from the Board on about a couple items, reducing the right of way from 46 ft to 40 ft and waiving both sidewalks for public benefit. The public benefit would include the following: the relocation of the barn and cranberry sorter; elevated walkways on the south side along the Eversource former railroad right of way (360-400 ft); easements throughout the property for the walking trails; sidewalks and trail improvements on the north side of the property along the Eversource property and going out to sidewalk improvements on Webster St; a possible pedestrian bridge over the Green Harbor River on the old railroad tracks; and a potential conservation restriction for the bogs, open space and wetlands for flood insurance credits. The applicant is not looking for a vote; they just want to make sure no Board member is strongly against granting the waivers. The Board stated that they do not have any major objections to granting the waivers.

Rick Sullivan, 236 Moraine St, had a few questions about the metal building proposed to be moved behind his house. He asked about the dimensions of the building. He would like more information about how the building would be used. Mr. Grady stated is would be used as it is now, to store cranberry equipment. Mr. Guimond said the building is approximately 55 ft by 90 ft and 20 ft high. Mr. Sullivan would like to see other locations for the building be evaluated.

Leigh Fryxell, 246 Moraine St, also stated that she also has concerns about the project overall and the metal building.

Michael Shanley, 64 Meetinghouse Lane, asked about the access to the walking trail from Webster St and if there will be parking in that area. Mr. Guimond stated that there is town owner land on Webster St that could have 4-6 parking spaces. There will also be four spaces at the relocated barn. There will be pedestrian connections in the Stage Coach Drive area and the Pilgrim Trail Area.

Ned Bangs, vice chair of Recreational Trails Committee (RTC), said the RTC supports the trails. The trail improvements support the RTC goal of having trail connections from Scituate border to Duxbury border. I would also open up trails for the downtown area.

Mr. Biviano made a motion to continue the public hearing to February 28, 2022 at 7:05pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Adelaide Request for Lot Release (Lot #10)

Mr. Gibbs is requesting the release of Lot#10 and he would submit additional surety for \$23,000.

Mr. Biviano made a motion to grant the release of Lot #10 pending the receipt of \$23,000 additional surety. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Board/Staff report

Mr. Guimond stated that Planning Staff have sent out 30 letters to homeowners in the Fieldston/Sunrise Beach area who have not submitted beach easements yet. We have received all necessary easements for Bay Ave. We are moving forward with the permitting for the beach nourishment in Rexhame Beach/Winslow Cobble dune area, Bay Ave, and Bay Ave in Duxbury along their sea wall.

Request for Advice Zoning Board of Appeals

Information for the upcoming hearings for the ZBA was sent to the Board. Board members should let Mr. Guimond if they have any comments on the ZBA hearings.

APPROVAL OF MINUTES (1/10/2022)

Mr. Biviano made a motion to approve the minutes of 1/10/2022. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

ADJOURNMENT (ROLL CALL VOTE)

Mr. Biviano made a motion to close the meeting at 8:25 pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.