

MARSHFIELD PLANNING BOARD

Meeting Minutes

January 25, 2016 - 7:30 PM

Hearing Room II - Town Hall

PRESENT: Karen Horne, Chair
Mike Baird
Mike Biviano, Jr.
Chris Cunio
Tony Pina

ALSO PRESENT: Greg Guimond, Town Planner
Kay Ramsey, Executive Assistant

Ms. Horne announced that the meeting is being recorded by MCTV.

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

APPROVAL NOT REQUIRED PLAN

272 Damons Point Road – R. Christian Haufler

Mr. Guimond explained that there was land being swapped between two properties and no new lots were being created. He said he had no issues with the plan and he recommended endorsement. Ms. Horne moved to endorse the plan entitled: Plan of Land, Marshfield, Mass Being a Subdivision of Lot A Shown on L.C. 2754A, 272 Damons Point Road, dated April 9, 2015 and drawn by Keefe Associates, 281 South River Street, Marshfield, MA 02359. Mr. Baird seconded. The vote was unanimous.

POSSIBLE TOWN MEETING ARTICLES

Mr. Guimond submitted another draft of the Bylaw, Section 9.04. The ZBA has not yet reviewed this draft but Mr. Guimond submitted the article and said they could withdraw or pass over it at Town Meeting if either the Planning Board or the ZBA was not in favor of the new language. Mr. Cunio suggested a few changes. Mr. Guimond will submit the new language to the ZBA. They are meeting tomorrow night. The draft language can be found in the Planning Board office.)

DISCUSSION – SUBDIVISION RULES AND REGULATIONS

Mr. Guimond asked the Board if they had any changes to the proposed amendments to the Rules and Regs. He said that the three main changes are the fees which will be based on number of

lots and units rather than acreage, the definitions, and the street improvement procedure which will be incorporated into the rules and regulations. A public hearing will be set for February 22nd.

MINUTES

Mr. Biviano moved to approve the minutes of January 4th. Mr. Pina seconded. The vote was unanimous.

BOARD/STAFF REPORTS

Mr. Guimond said he was asked to do a presentation of the proposed 40b off Ferry Street at the joint meeting of the Board of Selectmen/Housing Partnership tomorrow night at the Library. He showed the Board his slide presentation. Please refer to the Planning Board files for a copy of what is being presented. Ms. Horne asked why the Town had to buy the NHESP land? Why wasn't it being given to the Town? She also asked about the Right of Way. Mr. Guimond said Mr. Armstrong has said NHESP has no problem with the development and Mr. Armstrong has an easement agreement with the Town due to a long ago drainage situation with DPW. The project still is close to the water table – there's about a 7' separation. Mr. Cunio asked if the streets have the proper infrastructure to handle the estimated 60 trucks/day for the four years. Mr. Guimond said that Ferry Street does not. Ms. Horne said she didn't think the developer could make a profit on the gravel removal. Mr. Guimond said Mr. Armstrong claims he'll make \$1.8M which will allow him to build the affordable units. *

Ms. Ramsey briefed the Board on the first Charter Review Committee's meeting. She said the Committee hopes to meet every other Thursday at the Seth Ventress Building if it is available. No one volunteered to be Secretary of the Committee so they will be asking the Board of Selectmen for the money to hire someone. The next meeting is scheduled for February 4th.

Ms. Horne moved to adjourn the meeting at 7:50 PM. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board

*NOTE TO FILE: The next morning, January 26th, new information from DPW on earth removal said that the amount for 300,000 yards of earth removal would be \$3 Million, not \$1,800,000. and it would be 60 truck trips a day for three years.