

MARSHFIELD PLANNING BOARD
Meeting Minutes
February 28, 2022– 7:00 PM
Remote Meeting

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

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

At 7:00 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; and Mr. Biviano, Aye.

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

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

Bob Rego from Riverhawk Environmental is present for the applicant. Mr. Rego addressed the concerns expressed by the abutter at the last hearing. The project applicant has met with the abutter and addressed his concerns regarding the area between Building #2 and #3. The fire pit has been removed and there will be two fences with gates between the buildings to limit access between the parking area behind Building #2 and the restaurant. Mr. Rego explained how the view corridors from the abutter's windows were evaluated. The new Building #2 will cover a smaller footprint and the applicant can see the green area by looking between Building #2 and the restaurant. The applicant has addressed all of Patrick Brennan's concerns. The Board members had no comments or questions.

Mr. Biviano made a motion to close the public hearing for modification to the final building at Proprietors Marketplace. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. DeCastro, Aye; and Mr. Biviano, Aye.

Mr. Guimond stated that he would draft a decision for the next meeting for the Board to vote on.

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

Mr. Biviano made a motion to continue the public hearing without testimony to March 14, 2022 at 7:05pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.

Request for Minor Modification of the Condition Regarding the Monitoring Well Testing Parameters for 612 Plain Street – DJ Sullivan

Mr. Guimond explained that the main issue tonight is to decide if the modification requested by the applicant would be considered a minor modification. A minor modification does not need a new public hearing. Attorney Brodsky for the applicant is present. Mr. Guimond explained that the Special Permit decision required 97 parameters to be tested at each monitoring well. The applicant requested that the list of parameters be reviewed to determine if the list could be reduced. Staff reviewed the list with Ed Eichner, the Board's consultant. The modification request would reduce the list of parameters by 39 parameters. Mr. Brodsky stated that the monitoring wells have been installed. The applicant is requesting the parameter reduction because of cost. Mr. Biviano stated he believes the request to be a minor modification. Ms. O'Donnell, Mr. Pappastratis, and Mr. Monaco agreed with Mr. Biviano.

Mr. Guimond will draft a minor modification decision to be voted on at the next meeting.

Board/Staff report

Mr. Guimond stated that Ms. Horne filed a Shared Streets grant application for flashing rectangular pedestrian lights at four crosswalks; Peter Igo Park, Harbor Park parking lot, Webster St at Snow Rd, and in Library Plaza Rd at the playground. We are still waiting to hear back from our consultant on the MVP project. We have heard back from MAPC and they have agreed to assist the Town with updating the Economic Development chapter of the Master Plan and will be putting \$30,000 towards the effort. Mr. Guimond will be attending the Conservation Meeting on March 1, 2022 regarding the Beach Nourishment Notice of Intent. Ms. Horne reminded the Board that the Zoning public hearing would be held on March 14, 2022.

APPROVAL OF MINUTES (2/7/2022)

Mr. Biviano made a motion to approve the minutes of 2/7/2022. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.

ADJOURNMENT (ROLL CALL VOTE)

Mr. Biviano made a motion to close the meeting at 7:25 pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.