

MARSHFIELD PLANNING BOARD

Meeting Minutes

April 11, 2022– 7:00 PM

Remote Meeting

MARSHFIELD TOWN CLERK
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2022 MAY 17 AM 11:25

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

ABSENT: Nik Pappastratis

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. Cantwell and Mr. Biviano, Aye.

ANR Plan 103 Cohasset Avenue

Mr. Guimond presented the ANR. It is a large lot with an existing house on Cohasset Ave with a new lot being created on South River Street. The new lot has proper frontage on South River St but there is a very steep slope and it is in the Stormwater Overlay District. The Building Commissioner is responsible for the Stormwater Overlay District.

Mr. Biviano made a motion to endorse the ANR as presented for 103 Cohasset Ave. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

ANR Plan 357 Pleasant St/110 Eames Way

Mr. Guimond presented the ANR. A portion of the lot on Eames Way is being added to the lot on Pleasant St. There is no new lot being created.

Mr. Biviano made a motion to endorse the ANR for 357 Pleasant St/110 Eames Way. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Public Hearing Definitive Subdivision – Jedediah's Path Extension

Mr. Biviano made a motion to open the public hearing, waive the reading of the notice and continue the public hearing without testimony to May 9, 2022 at 7:05pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Cantwell and Mr. Biviano, Aye.

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

Rick Grady presented on behalf of the applicant, Kevin Sealund. Mr. Grady stated that their ultimate goal is to get to the Open Space Residential Development (OSRD). They understand that the definite subdivision is a stepping-stone to the OSRD. The subdivision plan shows the proposed trails on the

property. Twenty-two (22) lots are proposed in the definite plan including Lot 23 with the existing house. Under the OSRD, Lot 23 will become part of the open space lot. Mr. Grady reviewed the waivers requested as listed on the cover sheet of the definitive plan. The public benefit proposed for the waivers include retaining the cranberry sorting machine on the property as part of the open space, the open space, trails and sidewalks including 600 feet of an elevated boardwalk.

Mr. Brennan stated that he has received the updated plans but he has not had a chance to review the stormwater calculations.

Mr. Guimond explained that the reason we have to go through the definitive subdivision plan is that the OSRD Zoning Bylaw requires a yield plan without any waivers. Having an approved definitive plan removes the requirement of the yield plan. The applicant has filed the OSRD plans today and the public hearing is scheduled for May 9, 2022. In addition, the bridge over the Green Harbor River will be donated by the Harbormaster. The Harbormaster has a 4 ft. wide 40 ft. long gangway with railings that will be used as the bridge.

Mr. Biviano made a motion to continue the public hearing to May 9, 2022 at 7:05pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Cantwell and Mr. Biviano, Aye.

Surety Release – Beaver Crossing

The applicant has done additional work on the subdivision and has requested the release of additional surety. Pat Brennan has updated the cost to complete estimate and recommends we release \$63,882. The Board would be retaining \$104,736.

Mr. Biviano made a motion to release \$63,882 to the applicant after the applicant has paid the outstanding engineering fees. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Discussion of Support of Any Town Meeting (CPC) Articles

Article 12 of the Annual Town Meeting has the CPC articles. Line item #15 of the CPC article is for the appropriation of \$28,500 for the cost of two conservation restrictions. Conservation restrictions are very important to monitor and maintain the town's open space parcels.

Mr. Biviano made a motion to support Article 12, line item #15. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Board/Staff report

Mr. Guimond explained that there is a drainage problem on Webster St coming off Adelaide. Greg Gibbs has been notified and he is going to removing the silt socks and putting his drainage system online, which should help the problem. In the future, the town may want to consider raising the road 1-2 feet.

Mr. Guimond provided a brief overview of the Millcreek 40B plan. The fire chief is recommending a second entrance. Mr. Guimond has prepared a revised plan that he will submit to the ZBA as comments from Planning Staff. Mr. Guimond is recommending that the number of units be reduced from 300 to 186. The density would be 14.6 units per acre instead of 23.6 units per acre. The existing Modera is 12.6 units per acre. Planning staff has been researching historic easements and right of ways surrounding the Modera property and has provided the information to ZBA. Planning staff has also been researching the

Rte 139 Traffic Mitigation Fund. Modera I did not pay their fair share traffic mitigation. Modera II should pay \$96,000 based on PM Peak evening trips. This Modera II parcel was previously approved to be the Athletic Complex by the ZBA and VRT was supposed to pay \$90,000 towards the Traffic Mitigation Fund.

There will be a Long-term Coastal Resiliency Plan workshop in May. In addition, on May 23, MAPC will be attending the Planning Board meeting to kick off the Economic Development of the Master Plan

Approval Of Minutes (3/28/2022)

Mr. Biviano made a motion to approve the minutes of March 28, 2022. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Adjournment (Roll Call Vote)

Mr. Biviano made a motion to close the meeting at 7:40 pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.