

MARSHFIELD PLANNING BOARD

Meeting Minutes

January 4, 2016 -7:30 PM

Hearing Room II

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

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

ABSENT: Chris Cunio

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

REGINA WAY – VOTE TO ACCEPT THE AS-BUILT PLAN. – ROGER DAPRATO

Mr. Guimond said that a letter was received from Pat Brennan, Amory Engineers, stating that the as-built plan was accurate with what was on the ground and the plan was recorded at the Registry of Deeds. Ms. Horne moved to approve the plan entitled: Roadway As-Built Plan for Regina Way – Fmly. Alberta Lane in Marshfield, Mass, dated November 3, 2015, and drawn by Ross Engineering Company, Inc., 683 Main Street, Norwell, MA 02061. Mr. Biviano seconded. The vote was unanimous.

APPROVAL NOT REQUIRED PLANS

Regina Way – Roger DaPrato

Mr. Guimond said the lot has proper frontage and land area. The Building Inspector has reviewed the plan and found it acceptable. Ms. Horne moved to endorse the plan, entitled: Plan of Land for Regina Way, Marshfield, Mass dated December 10, 2015 and drawn by Ross Engineering Co., Inc., 683 Main Street, Norwell, MA 02061. Mr. Biviano seconded. The vote was unanimous.

MINUTES – Ms. Horne moved to approve the minutes of November 30, 2015. Mr. Biviano seconded. The vote was unanimous.

### Brewster Road/Peregrine White Drive – Mark Ochs

Mr. Guimond said the lot has proper frontage and land area and he recommended endorsement. Ms. Horne moved to endorse the plan entitled: Plan of Land, Marshfield, MA Showing Division of Parcel J12-02-20B, Peregrine White Drive and Brewster Road, dated November 19, 2015 and drawn by Stenbeck & Taylor, Inc., 844 Webster Street, Suite 3, Marshfield, MA 02050.

### BOARD/STAFF REPORTS

Mr. Guimond said that a letter had been received from Kerry Bogdan, Sr. Engineer, Dept. of Homeland Security, FEMA stating that comments received from the Woods Hole Group on behalf of the Towns of Marshfield, Scituate and Duxbury identified corrections which will be made to the maps. The Letter of Final Determination will be delayed while the corrections to the maps are being made. Mr. Guimond said it appears we will not have to take the maps to Town Meeting this year. Very good news.

A 40B project has been filed with Mass Housing. It is off Ferry and Grove Street and consists of 40 duplex units. The plan shows a lot of gravel removal. Mr. Baird asked how many units per acre and Mr. Guimond said it's a 10 acre site.

Mr. Guimond noted that the plan filed by Mr. Dan Twigg had been stamped by the Town Clerk because of a Planning Board meeting being canceled and time had run out. . It was an ANR for Pauline and Grandview Avenues. Ms. Horne asked if it had met the criteria for Board signature and it had.

Mr. Guimond said he had drafted another revision of Section 9.04 dated 12/21/15 and has sent it to the ZBA for their review. He'll keep the Planning Board informed as to whether or not the ZBA wants the article to be submitted for Town Meeting.

### PUBLIC HEARING – 2104 OCEAN STREET – ANOTHER REALTY TRUST - MARTHA RODERICK, TRUSTEE. VOTE TO ACCEPT WITHDRAWAL.

Ms. Horne moved to open the public hearing. Mr. Guimond said that the applicant's attorney requested that the petition be withdrawn. Ms. Horne moved to accept the applicant's request. Mr. Baird seconded. The vote was unanimous. Ms. Horne moved to close the public hearing. .Mr. Baird seconded. The vote was unanimous.

### POSSIBLE REVISIONS TO THE ARAV, OSRD AND ACCESSORY APARTMENT BYLAWS

Mr. Guimond submitted draft changes dated 12/23 and 12/24 to the above three Bylaws for the Board to consider. He summarized the areas where suggested changes were made but said these proposed changes were just for the Board's consideration. He was not planning to submit them for the Annual Town Meeting.

Mr. Guimond said that he sent the Master Plan recommendations to Mr. Pina and Mr. Cunio and they expect to set up a meeting soon.

NOTE: If you wish more detailed information on any of the topics referred to in these minutes, please see the Planning Board files.

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

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board