

MARSHFIELD PLANNING BOARD
Meeting Minutes
September 12, 2022– 7:00 PM
Remote Meeting

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

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

At 7:02 PM, Mr. Biviano made a motion to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye.

Mr. Biviano made a motion to add the ANR for Juniper Rd to the agenda. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye.

Endorsement of the ANR Plan for Juniper Road

Mr. Guimond explained that the Juniper Road ANR is just shifting the lot lines for Lot 708 and 709 and does not create any new lots. Juniper Road is coming in for a street improvement plan at the Board's next meeting. The applicant had proposed this lot line change on the street improvement plan. Staff asked that the applicant submit this ANR plan and have the lot line change approved prior to the street improvement hearing. Mr. Biviano made a motion to endorse the ANR for Juniper Road. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye

Decision – Street Improvement Plan – Birch Rd

Mr. Guimond said that he sent the draft decision to the Board previously. Some grammatical corrections were made today and a new condition #10 was added to require silt sacks between lots to limit overland flow.

Mr. Biviano made a motion to approve the decision as editing this evening for the Street Improvement Plan for Birch Rd. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye.

Re-endorsement of the ANR Plan for 357 Pleasant Street

Mr. Guimond explained that this ANR was previously endorsed by the Planning Board in April 2022; however, there was a typo on the lot area for Lot #2. Mr. Biviano made a motion to re-endorse the ANR

for 357 Pleasant Street. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye

Endorsement of the ANR Plan for the Marshfield Dog Park

Mr. Guimond explained that the Dog Park ANR is creating a lot for the new dog park by taking land from the ballfields parcel and a little but from the Boys and Girls Club parcel. Mr. Biviano made a motion to endorse the ANR for the Marshfield Dog Park. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye

Release of unused Engineering Fees for VRT Lot D10-03-01B

Mr. Biviano made a motion to release the \$7,299 engineering fees for Lot D10-03-01B. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye

Board/Staff Reports

Mr. Guimond said that staff are working on two possible zoning changes for spring town meeting. The changes are changing part of the B-3 district to R-3, adding a definition of self-storage facility and adding a line in the Table of Use for self-storage facility. There are no zoning articles on the fall town meeting in October.

Adjournment (Roll Call Vote)

Mr. Biviano made a motion to close the meeting at 7:17 pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye, Mr. Monaco, Aye and Mr. Biviano, Aye.