

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
October 3, 2022– 7:00 PM  
Remote Meeting

**PRESENT:** Mike Biviano, Chair  
Katie O'Donnell  
Kevin Cantwell  
Nik Pappastratis  
Fred Monaco

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

At 7:01 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. Guimond explained that the applicant for the Juniper Rd. Street Improvement Plan has requested to continue. Mr. Biviano made a motion to continue the Juniper Rd Street Improvement Public Hearing without testimony to November 7, 2022. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye.

**Public Hearing – Progress Way Subdivision Modification**

Mr. Biviano made a motion to open the public hearing and waiver the reading of the notice. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye.

Kevin Grady from Grady Consulting is presenting for the applicant, VRT Corp. The modification is for the original 2003 Enterprise Park Definitive Subdivision. The applicant is proposing a cul-de-sac to replace the existing hammerhead turn-around and to divide the existing Lot 26M into four lots. The cul-de-sac will provide frontage for one of the lots. The fourth lot will have frontage on Commerce Way. There are several easements involved. The owner would like to eliminate the current drainage basin on Commerce Way and pipe the stormwater and across his land, three lots, and town land into the basin shown on the plan. The existing soccer fields will not be affected. The applicant is proposing to eliminate part of the previously proposed walking path, which went along the basin #3. In place of the walking path along Basin #3, the applicant is proposing to construct a sidewalk at the end of Rockwood Rd to Progress Way and down Progress Way, which would create a looped path with the proposed/existing walking trails at the ballfields. Mr. Grady suggested that the walking trails be 6ft wide with two foot shoulders. The drainage needed to be coordinated with New England Academy, which is currently under construction.

Mr. Brennan has reviewed the application and he agrees that the basin that is being proposed is adequate to mitigate the loss of the basin on Commerce Way. Mr. Brennan questioned the pavement width of the cul-de-sac circle and thought it should be 24 feet wide. Mr. Grady said they will change the pavement width to 24 feet.

Mr. Guimond stated that the drainage we are talking about is overflow but we are transferring the overflow from the South River to the North River. The timing of the construction of the drain line needs to occur in the winter as was agreed during the site visit with DPW. Mr. Guimond recommends that the walking paths should be 8 feet wide. The crosswalk on Commerce Way should be neck down cross walks to slow down traffic in the area. The walking trails need to be protected with an easement.

Ms. O'Donnell said she was interested in a site walk. Mr. Monaco also wanted to visit the site before the Board voted. Mike Verrochi said he would be happy to schedule a site visit.

Mr. Guimond stated that the Board should be ready to vote by the next meeting on November 7.

Mr. Biviano made a motion to continue the public hearing until November 7, 2022. . Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye.

**Minor Modification to Condition #12 for Red Gold Farm Subdivision Certificate of Action and Request for Release of Lots 19, 20, 21 and 22 Red Gold Farm**

Mr. Guimond explained the request for minor modification to Condition #12 of the Red Gold Farm Subdivision. We had previously discussed this issue with the applicant but it was inadvertently left out of the decision. The applicant is looking to have the lots released along Rte 3A since those lots do not require the subdivision road to be built. However, one of the frontage lots on the corner of Red Gold Farm has a wetland deed restriction that prevents access from Rte 3A. The applicant originally requested that Lots 19, 20, 21 and 22 be released. Staff is recommending the release of only Lots 19, 20, and 21.

Mr. Biviano made a motion approve the minor modification as presented tonight and approve the release of Lots 19, 20, and 21. . 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 updated the board on two recent ZBA decisions, which have strayed into Subdivision Control instead of Zoning. Mr. Guimond was recommending that the Board request permission from the Select Board to appeals the two decisions. It is possible that town counsel has an idea how to fix one of the decisions. Mr. Guimond feels that it is important for the Select Board to know the problems with the decisions and there is a jurisdictional problem with ZBA. Mr. Biviano stated that he believes that the Board needs to add an executive session to the next meeting to discuss this in detail. However, the deadline to appeal will have passed for one of the decisions. Mr. Guimond will try to schedule an executive session next week.

Mr. Guimond said we have started a new Hazard Mitigation Plan and we have received another year of funding for the beach nourishment permitting. We have also started the grant application process for the early warning hazard notification system and a substantial damage program.

**Approved – 11/21/2022**

**Minutes – 8/22/22 and 9/12/2022**

Mr. Biviano made a motion to approve the minutes of August 22, 2022 and September 12, 2022. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye, Mr. Monaco, Aye and Mr. Biviano, Aye.

**Adjournment (Roll Call Vote)**

Mr. Biviano made a motion to close the meeting at 8:00 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.