

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
January 23, 2023– 7:00 PM  
Remote Meeting

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

**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.

**Continued Public Hearing on 965-985 Plain Street Subdivision**

Mr. Biviano made a motion to continue the public hearing for 965-985 Plain Street with no testimony taken tonight to February 6, 2023. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye and Mr. Biviano, Aye.

**Jedediah's Path Extension Continued Public Hearing on Remand for Modification to the Approved Subdivision**

Mr. Biviano made a motion to open the continued public hearing on remand from Land Court for the modification to the Jedediah's Path Subdivision. 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 asked if Mr. Monaco had watched the previous hearing. Mr. Monaco stated that he had watched the video twice and was ready to vote on the proposal.

Mr. Biviano stated that no testimony would be taken tonight.

Mr. Biviano made a motion to approve the revised modification plan for Jedediah's Path Extension. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Nay; Mr. Pappastratis, Nay; Mr. Monaco, Nay; Mr. Cantwell, Aye; and Mr. Biviano, Aye. The motion was defeated 2-3.

Mr. Biviano made a motion to close the public hearing for Jedediah's Path. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye, Mr. Monaco, Aye; and Mr. Biviano, Aye.

**Continued Public Hearing on Street Improvement Plan for Juniper Road (Boles Rd End)**

Mr. Biviano made a motion to open the continued public hearing on Juniper Road Street Improvement. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye, Mr. Monaco, Aye; and Mr. Biviano, Aye.

Darren Grady from Grady Consulting is presenting the plan for the applicant, Kevin McDonough. The application is for a street improvement from 26 Juniper Road to Boles Road for two-house lot. 20-foot wide pavement with Cape Cod berms on each side. The street is improvement with a 6-inch water main, drainage system with catch basins, drain line into a subsurface infiltration galley system. The stormwater system is designed to capture and infiltrate the 100-year storm without overtopping. A larger storm would cause overflow and will go down Boles Rd. They have addressed all of Pat Brennan and DPW's comments. Erosion controls are shown on the plan.

Scott Haley, 36 Juniper Rd, asked several questions of Mr. Grady. Mr. Grady said the driveways will be paved and have been included in the drainage calculations. House drainage lines will be on the house plans when submitted for the building permit. Mr. Grady confirmed that the plans would have a note saying that the roof drains will go to dry wells. Mr. Grady said references to "mini catch basins" would be removed from the plan.

Mr. Guimond read an email from Rob Procaccino, Town Engineer. Mr. Guimond will send the comments to Mr. Grady. Mr. Procaccino said he the driveways were not included in the calculations. Mr. Grady said that was not correct and Mr. Brennan agreed – the driveways are included in the drainage calculations.

Mr. Haley continued his questions. He asked where the pavement line ends for the limit of work. Mr. Grady said it would go to the midpoint of house #25 to the beginning of house #26. Mr. Haley had a question about the final grade – is the new road higher than it is now? Mr. Grady said there is not a steep drop off.

Bill Claffey, 26 Juniper Rd, asked why the runoff is not brought down the hill and disposed of. He is concerned that if the system does not work it will affect his property. He would like the town to hold a bond for future improvements/maintenance on the road.

Barry and Suzanne Doust, 40 Boles Rd, are concerned that the runoff will affect their property. Mr. Doust asked if there would be any work near the retaining wall in front of his property. Mr. Grady said they are not proposing any changes to the retaining wall. Mr. Grady said the contractor would coordinate with Mr. Doust regarding his plantings in front of the wall so they can move any plantings that they want to protect. Mr. Doust would like to meet with the staff and the contractor to get a better understanding of the plans. Mr. Brennan stated the new road will be lower than the existing condition and it will put less of an impact on the retaining wall along the Doust's property.

Mr. Claffey would also like to be included on any pre-construction site meetings with Pat Brennan. Mr. Guimond also suggested that Scott Haley be included in this meeting. Mr. Claffey also asked that the Planning Board only approve the plan if the Department of Public Works agrees to maintain the stormwater system.

Mr. Guimond recommended that the hearing be closed and he will draft a decision for the next meeting.

## **Approved 3/13/2023**

Mr. Biviano made a motion to close the public hearing on Juniper Road Street Improvement. 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 Report**

Mr. Guimond stated that we had the Brant Rock Economic Development Meeting last week. The next economic development meeting for the Downtown Area and the Industrial/Plain St Area would be February 15, 2023.

The Planning Board received a letter from Pat Brennan requesting to continue as the Board's review engineer now that Mr. Brennan has started his own company. According to Town Counsel, the Board does not need to go out to bid to keep using Mr. Brennan. Mr. Biviano made a motion to continue using Mr. Brennan's services as review engineer. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye, Mr. Monaco, Aye; and Mr. Biviano, Aye.

The public hearing for the zoning articles has been scheduled for March 13.

### **Adjournment (Roll Call Vote)**

Mr. Biviano made a motion to close the meeting at 8:02 pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye, and Mr. Biviano, Aye.