

**MARSHFIELD PLANNING BOARD**  
**Meeting Minutes**  
**June 26, 2023– 7:00 PM**  
**Remote Meeting**

**PRESENT:** Mike Biviano, Chair  
Kevin Cantwell  
Fred Monaco  
Katie O'Donnell  
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. Mr. Monaco seconded. The vote was Mr. Monaco, Aye; Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.

**Scenic Road Hearing – 37 Corn Hill Lane**

Mr. Biviano made a motion to open the scenic road public hearing for 37 Corn Hill Lane and waive the reading of the public notice. Mr. Monaco seconded. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye. The vote was 5-0.

Mr. Guimond explained that the property was the subject of an ANR last year. The applicant is looking to move an existing 16-foot opening in the stone wall to the east to create a new driveway for the new single family lot. The abutter notices were sent out but the applicant's engineer did not flag the area of the stones to be removed.

Crystal Gould, 995 Union Street, asked if the poison ivy along the wall would be removed. The applicant said it would be.

Suzanne Travers, 38 Corn Hill Lane, questioned if the new driveway would be used for trucks from the farm. The applicant explained that the driveway is not associated with the farm. The driveway is for the new lot and will be residential.

Mr. Biviano made a motion to approve the scenic road project for 37 Corn Hill Lane subject to the location of the changes to the stone wall being confirmed before the work begins. Ms. O'Donnell seconded. Ms. O'Donnell reminded that Board that the wall should be dry set with no new stones. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye. The vote was 5-0.

**Special Permit Public Hearing for 937 Webster Street**

Mr. Biviano made a motion to continue the public hearing for 937 Webster St without testimony to July 10, 2023 at 7:05pm. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.

**Minutes (5/22/23, 6/5/23)**

Mr. Biviano made a motion to approve the minutes of May 22, 2023 and June 5, 2023. Mr. Monaco seconded. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye. The vote was 5-0.

**Board/Staff Report**

Mr. Guimond stated that the Planning Office would be closed on June 29 and June 30. Mr. Guimond has draft zoning changes to the Floodplain Bylaw to reflect the new LOMR date. He is closing out this year's CZM Beach Nourishment Grant. The Town is also in the process of applying for another CZM grant to help purchase the material for the Beach Nourishment project.

**Adjournment (Roll Call Vote)**

Mr. Biviano made a motion to close the meeting at 7:14 pm. Ms. O'Donnell seconded. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.