

MARSHFIELD PLANNING BOARD
Meeting Minutes
July 31, 2023– 7:00 PM
Remote Meeting

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

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

At 7:03 PM, Mr. Biviano made a motion to open the meeting. Ms. O'Donnell seconded. The vote was Mr. Monaco, Aye; Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Special Permit Public Hearing for 937 Webster Street (continued)

Mr. Biviano made a motion to open the continued the public hearing for 937 Webster St. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. DeCastro, Aye and Mr. Biviano, Aye.

Mr. Guimond explained that the applicant has submitted revised plans. The apartments are now two bedroom and the requested corrections were made to the site plan. Mr. Guimond reviewed the changes to the draft decision.

Mr. Cantwell and Mr. Biviano missed a previous public hearing on this application but they have watched the video tape of the meeting. They have both submitted affidavits and are eligible to vote.

There were no comments from the Board.

Mr. Biviano made a motion to close the public hearing for 937 Webster St. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. DeCastro, Aye and Mr. Biviano, Aye.

Mr. Biviano made a motion to approve the decision for 937 Webster St. as amended. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. DeCastro, Aye and Mr. Biviano, Aye. The vote was 6-0.

Mr. Monaco left the meeting to attend the Select Board meeting.

Vote to submit a Zoning Article to Fall Town Meeting Warrant regarding the FEMA LOMR map change

Mr. Guimond explained that he drafted a zoning article for the Fall Special Town Meeting to modify the date of FEMA flood map based on the recent Letter of Map Revisions (LOMRs) dated April 10, 2023 and August 9, 2023. This article will be the only zoning article on the Special Town Meeting Warrant.

Mr. Biviano made a motion to move the article forward and submit it to the Select Board to be placed on the warrant. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye. The vote was 4-0.

Staff Report

Mr. Guimond updated the Board that there has been some erosion from Birch Road and Abner Way. Mr. Guimond is working with both developers. He is concerned when the house construction starts on Birch Rd.

Mr. Monaco returned to the meeting.

Minutes (7/24/23)

Mr. Biviano made a motion to approve the minutes of July 24, 2023. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye. The vote was 5-0.

Adjournment (Roll Call Vote)

Mr. Biviano made a motion to adjourn the meeting at 7:13 pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye.