

MARSHFIELD PLANNING BOARD
Meeting Minutes
October 30, 2023 – 7:00 PM
Remote Meeting

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

ABSENT: Scott DeCastro, Associate Member

ALSO PRESENT: Karen Horne, Asst. Town 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. Monaco, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

Public Hearing Site Plan Review/WRPD Special Permit (Frasca Plain Street) D10-02-16

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

Attorney Jeff De Lisi and Gabriel Padilla from Grady Consulting presented on behalf of the applicant, Ryan Frasca.

Attorney De Lisi stated that the site was 2 ¾ acres adjacent to 795 Plain Street. It is located in the I-1 industrial District. The front portion of the site is located in the Water Resource Protection District (WRPD). The proposed storage facility has a 43,000-ft² footprint and has two floors. The septic system will be located outside the WRPD. After the April 2023 Annual Town Meeting zoning change, self-storage is allowed as of right in the I-1 district. The WRPD prohibits storage of hazardous materials. The building commissioner provided a determination that the site will require 20 spaces. The Planning Board is the site plan approval authority when acting as the special permit granting authority in the WRPD. The project must meet the design standards of the WRPD. The application has been reviewed by Pat Brennan and Ed Eichner, the Planning Board's consultants.

There are two subsurface systems, one in the WRPD and one out of the district. The septic system has been designed for 15 employees but there will only be 3 employees. The dumper will be enclosed in the back of the building.

The applicant submitted draft language notifying the tenants regarding the prohibition of hazardous materials to be included in the rental agreements. This draft language needs to be reviewed by Ed Eichner.

Mr. Biviano made a motion to continue the public hearing to November 27, 2023 at 7:05pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

Vote to endorse plans for Jedediah's Path

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

Vote to on Economic Development Plan

Mr. Biviano made a motion to accept the Economic Development Plan and combine it into the Master Plan. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

Minutes (8/21/23 and 10/16/2023)

Mr. Biviano made a motion to approve the minutes of August 21, 2023 and October 16, 2023. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

Staff Report

Karen Horne stated that staff hopes to have draft zoning articles for discussion at the November 27 meeting. The town has received the grant for the beach nourishment project. Greg Guimond is working with Woods Hole and Rod Procaccino, DPW, to put together the bid documents.

Adjournment (Roll Call Vote)

Mr. Biviano made a motion to adjourn at 7:28pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.