

copy 3/6/16  
MARSHFIELD TOWN CLE...

MARSHFIELD PLANNING BOARD

2017 MAR -7 AM 8:29

Meeting Minutes

February 6, 2017 – 7:30 PM

Town Hall – Hearing Room 2

PRESENT:

Karen Horne, Chair  
Mike Baird, Vice Chair  
Mike Biviano  
Stephen Maher  
Tony Pina  
Fred Monaco, Associate Member

ALSO PRESENT:

Greg Guimond, Town Planner  
Kay Ramsey, Executive Assistant

Ms. Horne moved to open the Planning Board meeting at 730 PM. Mr. Baird seconded. The vote was unanimous.

APPROVAL NOT REQUIRED PLAN

PROPRIETOR' S DRIVE AND VILLAGE GREEN WAY – William J. Chase

Mr. Guimond explained the plan. He said it has proper frontage and area and he recommended endorsement. Ms. Horne moved to endorse the ANR entitled: Plan of Land in Marshfield, Ma, dated January 30, 2017 and drawn by Stenbeck & Taylor, Inc., 844 Webster Street, Suite 3, Marshfield, MA 02050. Mr. Pina seconded. The vote was unanimous.

MINUTES

Mr. Baird moved to approve the January 23, 2017 minutes as written. Mr. Pina seconded. The vote was unanimous.

DISCUSSION - POSSIBLE ARTICLES FOR TOWN MEETING

Mr. Guimond went over the possible zoning articles as advertised in the Mariner. He said Section 9.04 was the only one the Planning Board was sponsoring along with the Building Inspector and Section 9.04 was the one the Board voted last year to recommend putting on the warrant. There are four more zoning articles mainly sponsored by the Selectmen. The advertisement for the public hearing notice, which is usually \$24.05 is \$611.04. Since the Planning Board only has \$100 for advertising, Mr. Longo said he would pay for the ad.

DISCUSSION/VOTE ON MODIFICATION TO THE BOYS AND GIRLS CLUB PMUD SPECIAL PERMIT

Mr. Guimond had submitted a draft decision for the Board to review. He summarized the findings and conditions:

- 1) Deposit \$1,000 for inspection during construction by the Planning Board Consulting Engineer.
- 2) Schedule a preconstruction meeting.
- 3) Provide 48 hours notice prior to when construction is scheduled to begin.
- 4) Record the signed plan and this decision – provide proof of recording to the Planning Board.
- 5) Provide the material removed from the site to the Town for use on the adjacent roadway and parking improvements to the north.
- 6) During construction the applicant shall ensure adequate protection against toxic or hazardous materials discharge or loss through corrosion etc.
- 7) Fill material must not contain any solid waste, toxic or hazardous materials or hazardous waste.
- 8) Comply with all conditions of the Boys and Girls Club Special Permit.
- 9) Control any erosion with hay bails and/or silt fence.
- 10) All sidewalks, walkways and parking areas shall be ADA/AAB compliant.
- 11) Planning Board reserves the right to clarify, amend or modify this decision ,,,

Steve Maher will not be voting since he missed the hearing. In his place, Fred Monaco, Associate Member, will be voting. Mr. Brennan said his concerns had been met. (Please refer to the Decision, dated February 7, 2016 in the Planning Board files for the complete decision details including the complete findings and conditions.) Mr. Biviano moved to approve the special permit subject to the conditions listed in the February 6, 2017 decision. Mr. Pina seconded. The vote was unanimous.

PUBLIC HEARING (CONT) – ADELAIDE DEFINITIVE SUBDIVISION  
MODIFICATION – GREG GIBBS/SPECTRUM HOMES

Ms. Horne moved to open the continued public hearing. Mr. Pina seconded. The vote was unanimous.

Mr. Guimond presented comments as follows:

- 1) Alteration of roadway retaining wall from roadway stations 7.50 to 8.90 to stations 6.80 to 10.20.
- 2) Change in roadway profile elevations from station 1.50 to 9.50
- 3) Change in drainage and water line elevations to reflect the reduction in roadway elevations from station 1.50 to 12.70.
- 4) Modification of retaining walls on Lot 13. (PB?)
- 5) Removal of two proposed retaining walls on Lot 14. (PB?)
- 6) Removal of proposed retaining walls on Drainage Lot 1. (Planning Board jurisdiction.)
- 7) Removal of proposed retaining walls on Lots 6,7, 8.
- 8) Regrading of Lots 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and Drainage Lot 1.

He noted there were two more conditions; namely modification of wetland lines and repair of about 15' of stone wall at Putnam Street. There were also two issues; an application form is needed and there is no cape cod berm shown on the road. Mr. Brennan said the regrading will now show slopes of 3:1 maximum which matches the regs Mr. Guimond said the applicant did submit the revised sheets as was requested. He said that the highest wall will be 5.1 or 5'2.. He said both types of retaining walls would function but the block type is shown on the approved plans. Mr. Guimond said that Rod Procaccino would like to see a plan showing the complete view of the wall. Mr. Guimond said Mr. Gibbs is working with the Conservation Administrator and will be working with him on each individual lot as they are built. Mr. Brennan said that the structural engineer who designs the wall will also take care of the drainage behind the wall. Mr. Guimond said that one of the previous concerns was whether or not the water lines had the proper coverage. This was checked and by Mr. Brennan who determined that they do have proper coverage.

Mr. Robin Mitchell asked , as he had previously, why the Board is continuing to have discussions when the developer just went ahead and made road changes even though he had been told the changes were more than what could be done in the field. He said the Board would be setting a dangerous precedent by not making a developer follow their approved plan and allowing them to do whatever they want without approval first from the Board. Mr. Bob Moore said the grading was changed to make the slopes 3:1. He said the drawn line on the plan is just that and doesn't work in the field. He said the move was made to slide the road forward 20' to make more room for the sidewalk and trees – to make it better. Ms. Horne said the changes sound reasonable if they had been asked for ahead of time. Mr. Mitchell said regardless of whether they are reasonable or not, he did not get approval before making the changes and Mr. Mitchell and that's the issue. He said there should be consequences – developer shouldn't be allowed to do what they want. Mr. Guimond said when a road is paved, and this was paved on November 16<sup>th</sup>, developers can usually request to have lots released so in this instance, there have been consequences.

Mr. Baird said the issue is whether or not the Board is going to approve this plan. Mr. Maher asked if the Board could determine the construction of the wall. Ms. Horne said the block wall is shown on the plans and that's what should be built.

Mr. Biviano said he thinks the statement as to why the changes were made was valid. He moved to approve the modification conditioned on receiving a letter from the applicant explaining why the field changes were made, as well as the repair of the wall at Putnam, the wetland issues being addressed, the plan showing the entire view of the wall being submitted and the other issues identified by Mr. Guimond as were previously listed. Mr. Baird seconded. Mr. Guimond will draft a decision for the next Planning Board meeting. The vote was unanimous.

Ms. Horne moved to close the public hearing. Mr. Baird seconded. The vote was unanimous.

Ms. Horne moved to adjourn the meeting at 8:35 PM. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board