

MARSHFIELD PLANNING BOARD

Meeting Minutes

August 22, 2016 – 7:30 PM

Hearing Room 2 – Town Hall

PRESENT: Karen Horne, Chair
Mike Baird, Vice Chair
Stephen Maher
*Tony Pina

ALSO PRESENT: Greg Guimond, Town Planner
Kay Ramsey, Executive Assistant

ABSENT: Mike Biviano, Jr.

Ms. Horne moved to open the meeting at 7:30 PM. Mr. Baird seconded. The vote was unanimous.

PUBLIC HEARING – SCENIC ROAD – WEBSTER STREET – GREG GIBBS/SPECTRUM HOMES

*Mr. Pina will be arriving later in the evening.

Ms. Horne moved to open the scenic road public hearing for Webster Street. Mr. Baird seconded. The vote was unanimous. Ms. Horne moved to waive the reading of the public hearing notice. Mr. Baird seconded. The vote was unanimous, 3-0.

Mr. Guimond explained that the applicant had submitted plans showing that the stone wall that was removed was not in the right of way and therefore not within the Planning Board's scenic road jurisdiction. He checked with Town Counsel who concurred. Ms. Horne moved to close the public hearing. Mr. Robin Mitchell of Gotham Hill, had several questions concerning the roadway but Mr. Guimond said he had asked Town Counsel these questions who explained that many roads in the olden days were shown as easements. Mr. Guimond said there is a long dashed line shown on the submitted plans indicating an easement. Ms. Horne said it sounds like an easement issue but still not within the Planning Board's jurisdiction. Mr. Baird seconded the motion to close the hearing. The vote was unanimous.

PUBLIC HEARING – SCENIC ROAD – 1028 AND 1038 FERRY STREET – HALLIDAY CONSTRUCTION

Ms. Horne moved to open the scenic road public hearing for 1028 and 1038 Ferry Street. Mr. Guimond said the property is across from Indian Road. The applicants propose to split the lot into two after removing the existing house. They would like to use the removed stones for the turn in portion of the driveway. The applicant had submitted photos showing the thick brush which would be removed along with the stones. Mr. Robin Mitchell asked how old the house was that they are going to be demolishing, but the age wasn't known. Mr. Guimond said he had no issues with relocating the stone wall. Mr. Baird moved to approve the reuse of the stones as specified. Mr. Maher seconded. The vote was unanimous. Ms. Horne moved to close the public hearing. Mr. Maher seconded. The vote was unanimous. 3 -0.

MINUTES: Mr. Baird moved to approve the 8/08/16 minutes. Mr. Maher seconded. The vote was unanimous.

DISCUSSION – UPCOMING CHARTER REVIEW COMMITTEE MEETING

Mr. Guimond had submitted a draft review of what the Planning Board's duties are as well as possible answers to the standardized questions the Charter Review Committee asks of all the Boards and committees. The Board members had some questions but agreed with the draft answers. Ms. Horne and Mr. Guimond will attend the meeting. Mr. Maher said he will go if he gets a chance but he wasn't sure.

*Mr. Pina arrived at the meeting.

PUBLIC HEARING (CONT.) WRPD SPECIAL PERMIT – 40 AND 20 LONE STREET – MARSFIELD PROPERTIES TRUST

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

Ms. Horne moved to add the ANR as part of the Special Permit application to the agenda. Mr. Baird seconded. The vote was unanimous.

Ms. Deb Keller of Merrill Engineers and the applicants were present. Ms. Keller explained the revisions to the plans. She said Mr. Pat Brennan of Amory Engineers said his concerns had been addressed. Mr. Guimond said the older residential home is being removed and the new building, which shall only be for warehouse/storage, shall be located on Lot 20. Lot 40 is being slightly reduced to increase the area of Lot 20, making it a conforming lot. The new building will not have a sewage disposal system and not have any lavatories or sinks. It will have an industrial wastewater holding tank for the floor drain and will have a "Galvalume Coating" on the roof. Mr. Guimond said the decision includes four findings and 11 conditions. He summarized the conditions as follows:

1. The Special Permit decision and plans shall be recorded at the Registry of Deeds with proof of recording submitted to the Planning Board.

2. Any change to the amount of office space at 40 Lone St shall require review and possible revision to the Special Permit.
3. Any change to the use (permitted as a warehouse) at 20 Lone St shall require review and revision of the Special Permit.
4. Any changes to lawn or storage area to either lot will require review and possible revision to the Special Permit.
5. The roof of the new building shall be treated with Galvalume plastic coating.
6. \$1,500 shall be submitted to the Planning Board for inspection costs during construction.
7. During construction, the applicant shall ensure adequate protection against toxic or hazardous materials' discharge or loss through corrosion, accidental damage, spillage or vandalism.
8. Fill material used in the WRPD must not contain any solid waste, toxic or hazardous materials or hazardous waste.
9. The applicant shall comply with all conditions of the 20-40 Lone Street Certificate of Action.
10. Planning Board reserves the right to clarify, amend or modify this decision upon application by the property owner/applicant or upon its own motion.
11. This Special Permit shall expire 2 years from the date of issuance below if construction has not been completed by said date except for good cause. Time period shall not include such time required to pursue or await the termination of an appeal.

For the complete conditions, findings etc, please refer to the Planning Board files.

Ms. Horne moved to close the public hearing. Mr. Baird seconded. The vote was unanimous. Ms. Horne moved to approve the Special Permit for the Water Resource Protection District for 20 and 40 Lone Street. Mr. Biviano seconded. The vote was unanimous, 4-0.

Ms. Horne moved to endorse the Approval Not Required Plan, entitled Plan of Land, 20 & 40 Lone Street, Marshfield, Massachusetts, dated 8/4/16 and drawn by Merrill Engineers and Surveyors, 427 Columbia Rd., Hanover, MA 02339.

Ms. Horne moved to adjourn the meeting at 8:20 P M. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board

