

MARSHFIELD PLANNING BOARD

Meeting Minutes

January 28, 2019 – 7:00 P M

Town Hall – Hearing Room 2

PRESENT: Mike Baird, Chair
Mike Biviano, Vice Chair
Fred Monaco
Katie O'Donnell
Nik Pappastratis
Peg Davis, Associate Member

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

Mr. Baird opened the meeting at 7:00 P. M. As a point of privilege, Mr. Baird announced that he will not be seeking reelection as he wants to spend more time with his family.

APPROVAL NOT REQUIRED PLAN - 45 Priscilla Road – John and Lucille Morrell

Mr. Guimond explained the plan. He said it meets the frontage and area requirements and he has no concerns. Although no building circle is shown, it would fit. Mr. Biviano moved to endorse the plan entitled: Plan of Land, 45 Pricilla Road, Marshfield, dated January 16, 2019 and drawn by Merrill Engineering Co., 427 Columbia Road, Hanover, MA 02339. Mr. Monaco seconded. The vote was unanimous.

DISCUSSION - HIGHLAND GREEN

Mr. Baird explained that this discussion was whether to require the applicant to file a major modification or whether a minor modification would be appropriate. The Planning Board is putting a zoning article on the warrant which would change the Bylaw to only accept fee-in-lieu of constructing affordable units. The developer of Highland Green, which has already been approved, has agreed to do the fee-in-lieu of construction. Mr. Baird said he feels this is a minor modification. The Board agreed. Mr. Guimond will advise the developer.

REQUEST FOR LOT RELEASES – ENTERPRISE PARK – BILLY LAST

A Form E was received for the release of Lots 1,2,3,4 and 5R in Enterprise Park. Mr. Last explained that Modera is getting close to purchasing the land. He submitted new information for the Board and said he hopes that no surety will be required. Mr. Last said that Progress Way is not related to this and should not be included in the Cost to Complete. Mr. Last also said that he cannot build one more thing until the road is completed. The time frame to complete Commerce Way is undetermined but Mr. Last said he won't complete the topcoat until the

development is completed. There are two binder courses already put in. Mr. Last said they have an ongoing maintenance schedule. He asked if the Board wanted surety for maintenance. Mr. Last said several things were changed from the original decision including the fact that the decision states that they have to convey roads and drainage systems to the DPW but the DPW no longer wants them. Mr. Baird said he understands that some things were required when the decision was written but are no longer permitted. Mr. Last said he will be coming in with a modification. He would like to discuss the sidewalk fund. Mr. Last thinks he should not be required to pay money to the Town for getting a waiver to not construct a sidewalk on both sides of the road. Mr. Biviano said developers aren't allowed to save money by not putting in a sidewalk. He said we have a formula and that money is put into a town wide sidewalk fund. Mr. Last said he wanted to keep that money for sidewalks or other work within the park. Mr. Guimond explained that we don't have a method for doing that; the money would go into the town-wide sidewalk fund and, upon vote of the DPW and Planning Board, the money can be released for constructing various sidewalks throughout the Town but Mr. Last said then the money would just be gone.

Mr. Last said they have done many improvements within the park and hope to get credit for their volunteered improvements such as the parking lot for the bus. Mr. Last said the traffic is changed and the traffic mitigation is no longer accurate. Uses have changed. Modera is in, the sports complex is out etc.

Mr. Guimond submitted a list of eight items that should be completed before any lots are released. He said Lots 7 and 23 were supposed to be conveyed to the Town. The gravel parking lot was done but it was 15 years ago and you can't even see the gravel now. Mr. Guimond said the wood chip walking trail was never constructed but Mr. Last said the slope just doesn't make sense. He said there's a much better way to construct the trail. Mr. Guimond said the roadway needs repair and the sidewalk is all grown over. Mr. Last asked if anyone has been after Mr. Sealund to clean up his portion of the sidewalk.

Mr. Last said that the ZBA did not require Modera to pay their share of the traffic mitigation but VRT has made a commitment to readjust the figure and pay the amount that Modera should have paid. Mr. Guimond said it should be readjusted now. Mr. Last said VRT was asked to pay \$50K and did so but he's not sure why. Mr. Last said the plans have to be redone and he'll be coming in with a major modification. Mr. Baird said he understands that the uses and lots have changed and will be changed in the future but the one most important thing is that we need to have a complete set of updated plans. Mr. Baird said the question is how does the Board release lots? There are things that should have been done before lots are released. Mr. Biviano said some of those things on the list Mr. Guimond submitted could have been done. Mr. Last asked what he is supposed to come back with.

Mr. Tim Alexander from Mill Creek -Modera said they are acquiring the property in March and really can't wait.

Mr. Last said he'd like to discuss the eight items that Mr. Guimond listed as needing to be completed before lots are to be released. Mr. Baird said they need an updated set of plans even though he understands that they will be changing again. He realizes that Mr. Last may not be

able to get Lots 7 and 23 conveyed to the Town within the two weeks but he could make a good faith effort. He could ask Town Counsel for a letter stating that the process is in the works.

Mr. Last said that the wood chip trail is not done due to the slope. He said it would be crazy to put it in in the area proposed and there is a much better place for it to go. He said it would have to be coordinated as the lots are built out. He said the Town wouldn't have access. Mr. Biviano said he'd volunteer to go on a site visit.

Ms. O'Donnell said to bring the discussion back to the purpose of this meeting which was the request for the release of lots. What can he do to satisfy the requirements of what was supposed to have been done.

Mr. Baird said back to the list: He asked Mr. Last what can't be done. Mr. Last aid he can only do the \$25,000. He said the parking lot is done. He is not able to convey Lots 7 and 23 but he will contact Bob Galvin for a letter saying the conveyance is in the process. Mr. Last said Progress Way has nothing to do with this but Mr. Guimond said it was in the original submittal. Mr. Guimond said we need a complete set of up to date plans, a Form E which should also show B2, \$25K for the Sidewalk Fund and a realistic conveyance time for the Lots 7 and 23 from Bob Galvin. The Board decided to do a site visit on February 4th at 3:30. They wanted to see what the better way to do the trail was that Mr. Last kept talking about. Mr. Guimond said the information that Mr. Last submitted tonight should have been submitted earlier so it could be reviewed.

Mr. Biviano moved to continue the meeting until Monday, February 11th at 7:00 PM. Mr. Baird seconded. The vote was unanimous.

BOARD/STAFF REPORTS Mr. Guimond said that a letter was received from Vicky McPherson, Chair of the Trails Committee, explaining what the Trails Committee was doing and hoped to do in the future. They would like the Planning Board to release he sidewalk funds in order to do a sidewalk on Webster Street between Parsonage Street and Whitford Drive Mr. Guimond asked the Board to read the letter and give comments at the next meeting.

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

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board

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