

MARSHFIELD PLANNING BOARD
Meeting Minutes
February 11, 2019 – 7:00 PM
Hearing Room 1 – Planning Board Office

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

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

ABSENT: Peg Davis, Associate Member

Mr. Baird called the meeting to order at 7:00 PM

HIGHLAND GREEN - Vote to accept the fee in lieu of constructing the two required affordable units.

Mr. Baird explained that due to the shift in policy of DHCD with regard to the counting of the affordable units, Mr. Sealund asked that he be allowed to pay the fee in lieu of 40% of the market value instead of constructing the two required affordable units. Mr. Biviano moved to approve the fee in lieu. Mr. Monaco seconded. The vote was unanimous.

REQUEST FOR RELEASE OF LOTS – Adelaide – Lots 3, 6 and 8 - Greg Gibbs

Mr. Guimond said that they have built the wall, the plantings are in and the stumps have been ground. There is still a pile of chips but those will be used in the development. Mr. Guimond said that Mr. Gibbs has changed the houses on Lot 10, 11, 12, 13 and 14 to have garages under to accommodate parking issues on the hill. The spill berm is in need of repair and the silt fencing needs to be fixed before any more lots are released. Mr. Baird moved to release Lots 3, 6 and 8 as requested. Mr. Biviano seconded. The vote was unanimous.

REQUEST TO EXTEND THE DECISION – ADELAIDE SUBDIVISION MODIFICATION APPROVAL

Mr. Gibbs requested to extend the Adelaide Subdivision Modification Approval for another two years. The deadline was March 9, 2019. Mr. Biviano moved to extend the subdivision modification approval as requested. It will be due now on March 9, 2021. Mr. Monaco seconded. The vote was unanimous.

REQUEST FOR RELEASE OF LOTS – ENTERPRISE PARK

Mr. Baird said that the Board had gone for a site visit to view the trail location and to see where Mr. Last was proposing to relocate the trail. Mr. Last said that they are going through NHESP and will record the plan in a couple of weeks. He said the path may be more than just on Lot 7. Mr. Guimond requested that Mr. Last submit a revised Form E which ever has to reflect the new plans. Mr. Guimond said he recommends the release of the following lots: 1, 2, 3, 4, 5R, 15, 16R, 17R, 24 and 32 provided the new Form E is provided showing those above referenced lots but it has to reflect the new plan. He also has to submit a complete set of plans with a revised cover sheet which also reflects the new date, and submittal of \$25,000 to the Town's sidewalk fund. Before any additional lots can be released, Mr. Guimond said the following items need to be addressed:

- Conveyance of Lots 7 and 23. (May be modified pending the design and location of trails.)
- The applicant will provide suitable access (including grading, surface material of trail and side slopes) to Sprague Forest. The trail to Sprague Forest may not end up on Lot 7)
- Repairs and cleaning of the roadway, sidewalks, lighting, drainage, etc. shall be completed.
- Traffic mitigation through the 05/19/2005 PM Peak Hour Fair Share agreement shall be Revised and updated (currently Modera would generate 154 P.M. trips (\$120,928) and Highland Green would generate 15 trips (\$9,238.77). Revisions may include changing when a payment is made, payment amount and who administers the revolving account.
- When originally approved, it was assumed that the DPW would accept the roads within the Enterprise Park development. DPW has changed its road acceptance policy since that time and is no longer accepting roads. VRT needs to create an Enterprise Park Association to handle the long term maintenance of the road network. This Association would need to include Commerce Way, Endeavor Circle, Progress Way, a portion of Old Woodlot Lane, a portion of Proprietor's Drive and a portion of Rockwood Road.

Mr. Guimond said there is approximately \$10,000 remaining in the Traffic Mitigation Fund that had been set up as a revolving fund years ago in order to collect funds from the various lot owners for improvements to Route 139. DPW is the administrator of the funds. VRT has done some work towards the bus parking lot but that item needs to be resolved quickly. It needs to have a shelter, plantings and paving. Modera felt that they don't have to pay into the traffic mitigation fund since the ZBA decision didn't specify that it had to do so.

There was a lot of discussion about covenants and re-covenants and title references. Mr. Last said a newly recorded plan will be referenced. He said that new plans would mean that Modera has to be fully involved. Mr. Last said that the subdivision plan for Progress Way was never recorded; he said the Registry would not take the plan because the Board signatures were not dated.

Mr. Biviano said he was okay with the release as long as the three conditions were met. Ms. O'Donnell asked why the cleaning and repairs to the sidewalk can't be done now but Mr.

Biviano said there is a heavy frost line and Mr. Last has stated that he will do the work when the weather permits. Ms. O'Donnell said he could at least clean up the area and get rid of the grass growing over the sidewalk.

Mr. Baird said it looks like the project is moving along. He'd move to release the lots as requested on the Form E; namely Lots 1, 2, 3, 4, 5R, 11, 16R, 17R, 24 and 32 with all three conditions previously stated; namely submitting a complete set of plans with a revised cover sheet with the new date, \$25,000 for the sidewalk fund and the new Form E which reflect s the new plan. Mr. Monaco seconded. The vote was unanimous.

REQUEST FROM THE TRAILS COMMITTEE regarding using sidewalk funds for the sidewalk on Webster Street from Parsonage Street south to Whitford Drive. A letter received from the Chair of the Trails Committee explained this sidewalk would be roughly 3,114 lf and would allow a continuous sidewalk/trail connection from Station Street in Seaview to the intersection of Careswell Street/South Point Lane and the Old Railroad right of way. Mr. Biviano asked if they have a proposal for the actual cost of this sidewalk. Mr. Guimond said they first have to have a Planning Board and DPW vote to release the funds so that they can go ahead and get a survey done and get a design. That will be the use of some of the \$88,000. Mr. Guimond said sidewalks are not supposed to be funded through CPC. Mr. Biviano asked if they will have open bidding for the design but Mr. Guimond said the DPW will probably do it themselves or hire a consultant. Once it is approved, the money goes into one pot. He said they will probably go to Town Meeting for more money as needed. Mr. Biviano asked if the sidewalk fund money could be used for a study for the whole Town. Mr. Guimond said there was an \$8M proposal for a study of the entire Town's sidewalks several years ago but the Town Meeting at the time voted it down. Ms. O'Donnell said she liked the fact that the Trails Committee was moving forward and this seemed like more of a design purpose than another study. Mr. Baird moved to approve the use of the sidewalk funds for the above stated purpose. Mr. Monaco seconded. The vote was 4-0-1 with Mr. Biviano abstaining.

MINUTES: Mr. Biviano moved to approve the minutes of January 28, 2019. Mr. Monaco seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond said that they will not have to go to Town Meeting to request the \$30,000 for having FEMA expedite the review of the maps. The town Administrator said he was able to get the funds from other sources. He will call Woods Hole Group again but he knows they were still waiting for a reply from FEMA as to how quick the expedited review will be.

Waterways – An application has been received for work on the slopes leading out to Trouant's Island. Mr. Guimond has spoken to Bill Grafton who has no major issues with it. Mr. Guimond doesn't think it's of concern to Planning.

Marijuana - Mr. Guimond said the Selectmen are voting tonight on limiting the marijuana use to two facilities.

Mr. Baird moved to adjourn the meeting at 7:50 PM. Mr. Pappastratis seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board