

MARHFIELD PLANNING BOARD

Meeting Minutes

March 11, 2019 – 7:00 PM

Town Hall – Hearing Room 2

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

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

ABSENT: Mike Biviano, Jr., Vice Chair
Peg Davis, Associate Member

Mr. Baird opened he meeting at 7:02 PM.

APPROVAL NOT REQUIRED PLANS

10 Lone Street – Frozen 4, LLC This plan was withdrawn.

173 Peregrine White Drive – Donas Smith - Mr. Guimond explained the plan. This ANR had been previously endorsed by the Planning Board but it had not been recorded and the time for recording had elapsed. There was also a new trustee. Mr. Guimond said that Parcel A is being conveyed from Parcel 12-01-15 to Parcel J1-01-13A. He recommended endorsement. Mr. Baird moved to endorse the plan entitled Plan of Land, Marshfield, MA. Showing Division of Parcel J12-1-15, Peregrine White Drive & Land off South River St, dated 4/1/17 and revised on 3/11/19, drawn by Stenbeck & Taylor, Inc. Mr. Monaco seconded. The vote was unanimous.

REQUEST TO EXCHANGE LOT – JOHN SHERMAN ESTATES

Mr. Paul Driscoll explained that he would like to swap Lot 10 which was previously released for Lot #1. He submitted a corrected Form E. Mr. Guimond had drawn a small sketch showing the location of the lots. He said the bedroom count remains the same. Mr. Baird said that the swapping of lots could make it difficult for title purposes. He asked if any 3-bedroom houses had been conveyed yet and Mr. Driscoll said one had been sold and he hoped that possibly two more might be sold soon. Mr. Driscoll said that he understands that he cannot get any more lots released until suety is submitted. Mr. Baird moved to release Lot 1 in exchange for Lot 10 and to endorse the new Form E. Mr. Monaco seconded. The vote was unanimous.

MVP GRANT

Mr. Guimond explained that the Board of Selectmen and the Conservation Commission sent in a letter of support for applying for the MVP Grant. Mr. Guimond said the Board of Selectmen's Policy is "No Retreat" but from past seminars he's been to concerning Ocean Rise/Climate Change, retreat has been one of the major options discussed. Since our coastline is mostly built up and since it would take a large chunk of money to buy out people's homes, he doesn't see it happening in Marshfield. Another option often talked about is transfer rights but there isn't really any place where you could transfer peoples' homes with ocean views to. Ms. O'Donnell asked how vulnerable the Veteran's Park is and Mr. Guimond said it is in the flood zone.....Mr. Baird said he sees potential benefits to getting the grant but also many obstacles. Mr. Guimond said one of the criteria to applying for the grant is that one public outreach meeting is supposed to have 40 people as well as members of each department spend an all day Saturday workshop. He feels this would be hard to achieve as a public workshop for the Hazzard Mitigation Plan had just recently been held. Ms. O'Donnell didn't think the option of retreat should just be dropped. She asked if there are ways to change zoning to discourage bigger houses from being built there. She said the word retreat has a negative connotation. She said perhaps "entice" people not to build would be a better way of saying it. Mr. Baird said it sounds like a lot of work to get this grant application out. Mr. Guimond said he's willing to do it if everyone supports it and he said the Selectmen seemed to want to try for it. Mr. Baird moved to apply for the grant. Mr. Monaco seconded. The vote was unanimous.

ENTERPRISE PARK: Mr. Guimond said three things were necessary to be submitted before the Form E releasing three lots could be endorsed. We have two of the three. Mr. Last is requesting that the Board sign the Form E but that Mr. Guimond would not release it until he submits the completed plans (which is the remaining item). The Board discussed it but preferred to wait until the plans are submitted before endorsing the Form E.

EXECUTIVE SESSION Mr. Baird said that the Board would be going into Executive Session for the purpose of discussing strategy regarding pending litigation and would not be returning to open session.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board