

MARSHFIELD PLANNING BOARD
Meeting Minutes
June 17, 2019 – 7:00 PM
Hearing Room 2 - Town Hall

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

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

Mr. Biviano moved to open the meeting at 7:00 PM.

APPROVAL NOT REQUIRED - 45 Juniper Road – Kevin McDonough

Mr. Guimond explained that the property has area and frontage. He said the property had originally been two separate lots, was combined and now they want to separate them again. The existing garage is only 3 inches from the new lot line. Mr. Guimond said the applicant does intend to remove the garage. Mr. Guimond said that although he wasn't focused on the road at the time he went out to the site, he noticed on the plan that the road is not the required width but appears to be only 15 feet. Mr. Guimond said that Town Counsel advised to have the applicant put a note on the plan stating that the garage will be removed. Town Counsel also advised the Planning Board that they should deny the plan based on the fact that because the lot had been combined previously, it does not have grandfathering status and is therefore a subdivision of land - and the road does not have the required width, grade and construction. The road is a dead end with 5 houses on the street and there is no turn around. Mr. Biviano said the applicant should address the garage issue. He said it looks like the road is built out. The neighbors might not like the road widened. Mr. Guimond will go out and measure the road. Mr. Biviano said the applicant might want to get a letter from the fire department since there is no turn-around. He asked the Board to go out and look at it on their own time. Mr. Biviano said that since the Board only has 21 days to act on an ANR, he moves to deny the plan entitled: Plan of Land in Marshfield, MA dated June 7, 2019 for 45 Juniper Road. Ms. O'Donnell seconded. The vote was unanimous.

JOHN SHERMAN ESTATES- Review/endorse modification decision.

Mr. Guimond said that he added one more finding because a third party is blocking access. The finding said that the party could be fined up to \$300/day for blocking the road. Mr. Guimond said he suggested to the applicant that they could put in the two gates which wouldn't be locked

but which would deter people from cutting through. He could advise construction vehicles that they could just open the gate to continue.

Mr. Biviano moved to endorse the decision which denied the modification request to allow construction vehicles to use Wright's Way for their access. Mr. Monaco seconded. The vote was unanimous.

The next Planning Board meeting will be July 22nd.

Mr. Biviano moved to adjourn at 7:20 PM. Ms. O'Donnell seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant