

MARSHFIELD PLANNING BOARD
Meeting Minutes
October 21, 2019 – 7:00 PM
Hearing Room I – Town Hall

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

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

Mike Biviano opened the meeting at 7:00 PM.

7:05 PUBLIC HEARING – PROGRESS WAY MODIFICATION –PMUD SPECIAL PERMIT RICK HOLSTEIN

Mr. Biviano moved to open the public hearing and to waive the reading of the public hearing notice. Mr. Pappastratis seconded. The vote was unanimous.

Mr. Kevin Grady, Engineer for the applicant, presented the plan. He said he had not been here for the whole project but tried to follow along. He said the original plan was for Rockwood Road to connect to Commerce Way by way of a road called Progress Way. In 2005 the developer eliminated Progress Way. Now it is being proposed again. Mr. Grady said Progress Way is a 750' right of way, subdividing lot 26M and reorganizing Lot 25M. He said they had addressed Mr. Brennan's concerns and those of Charlie Swanson, DPW Engineer. The proposed water main is revised to a 12" CLD and the drain line has been shifted to the left side of the road. The watermain has been moved to the right side of the road and connected to the existing 12" stub. The watermain has been re-labeled, subbed and capped for future expansion. He said that as far as the site plan goes, they added area to increase the impervious surface in order to meet the open space requirement. Mr. Grady went on to explain the drainage system. He said the basin was built for the full build-out of the Park. Any storm water will go to the basin and will retreat on its own lot. Any infiltration will stay on-site. The water will go to the catch basins then to manholes and to a sediment forebay prior to discharge.

There is a large depression that they are going to fill. Mr. Biviano asked if they will have to bring in fill but Mr. Billy Last said that the entire park was built so that cuts and fills would be minimized and that fill would be taken from on site.

They are proposing a hammerhead turnaround and have been to the Fire Department. He said there is plenty of maneuverability for emergency vehicles. There is also a gravel road which could be used in dire emergencies. Mr. Guimond said there is a possibility of that being connected through.

Pat Brennan of Amory Engineers said that they had addressed his comments with one exception that any further development of Lot 26M should have the water main put through.

Mr. Guimond said that Lot 28M (which was Lot 25 and Lot 26R) is now covered by the Special Permit. Mr. Guimond said that when any further development occurs, a sidewalk along both the previous and future portions of Progress Way may be required. There is an easement to the right of Lot 26 which would be turned over to the Town. If there is a walking easement, sidewalks would not be required but if there is no easement, there should be sidewalks. The homes abut the walking easement on Lot 26. The Town property drops off. There is a pipe coming off the ballfields. The drainage comes out of the pipe to the depressed area. Mr. Last said they are trying to design another basin but it would be a bigger conversation at a later time. Mr. Cantwell asked if there had been any thought to reusing the drainage from the basin for irrigation. Mr. Last said there is a tremendous amount of water from the ballfields and they will need to build another basin. Mr. Guimond said the basin would have to be lined. Mr. Cantwell said at one point DPW had talked about putting in wells. Mr. Last said they would need to sink many wells.

Mr. Grady said they were unable to locate the note about the Conservation Restriction but Mr. Last said that when they eliminated Progress Way, the 40 feet was moved and the Conservation Restriction was never done. The path and walking trail will be out of that area.

Mr. Biviano asked if there were any comments from the public but there were not. Mr. Biviano moved to close the public hearing. Mr. Monaco seconded. The vote was unanimous. Mr. Guimond will draft the decision and hopefully have it for the next meeting which will be November 4th. Mr. Grady asked about the time, saying that his client hoped to get moving. Mr. Guimond explained that the decision had to be reviewed by the Board and then the plans could be changed accordingly and endorsed. There is a 20 day appeal period. Then all could be recorded.

CHILTON ROAD - Mr. Creed sent in a letter requesting a continuance until November 4th. Mr. Biviano moved to approve the continuance. Mr. Monaco seconded. The vote was unanimous.

DIRECT GRANITE – DISCUSSION

Mr. Chris Conant said he submitted an as built plan but he was asking for a modification. Plantings had been put along the fence but on the school property. He said he cannot move the fence due to the 75' requirement for the fire department turn-around. Mr. Guimond said they need a full size as-built plan. The fence was supposed to be 4' inside the property line. Mr. Guimond said they will have to talk to the school superintendent and ask if he is okay with having the plantings on the school property. Mr. Conant said they ripped up some pavement in

order to meet the impervious surface requirement and Mr. Brennan confirmed that they now meet the requirement. Mr. Conant said they are putting slats on the fencing. Mr. Brennan noted that there are light poles in the rear of the property and that area is supposed to be left natural.

Ms. O'Donnell asked if the fence could be wrapped around to the boat yard but Mr. Conant said the boat yard did not want to have it join their fence. Ms. O'Donnell said she was out there and they had made progress. She said it's looking nice. Mr. Biviano asked the Board if they had any issue with the fence. They did not. Mr. Biviano said they removed enough pavement so they meet the open space requirement. The drainage system is okay. Mr. Brennan said there are only nine evergreens planted but Mr. Conant said they'll be adding more plantings. They will remove the light poles in the back area. They will continue adding the slats to the fence. Mr. Conant said they added an additional parking space and fixed the handicap space. Mr. Biviano asked if anyone had a problem with that and the Board said they had no issue with it. Ms. Coelho said she will talk to the School Supt. Mr. Guimond said there should be a public hearing so that abutters will know what's going on. They will have to pay for the advertisement and the decision will have to be modified. The hearing looks like it will have to be December 2nd since there is not enough time to advertise it for the November 4th meeting.

BOARD/STAFF REPORT

Mr. Monaco said that the Housing Production Plan has been approved by the Housing Partnership and is now going to the Selectmen for their signature.

Mr. Biviano moved to adjourn the meeting at 8:00PM. Mr. Pappastratis seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board