

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
November 4, 2019 – 7:00 PM  
Selectmen's Hearing Room

PRESENT: Mike Biviano, Jr., Chair  
Katie O'Donnell, Vice Chair  
Kevin Cantwell  
Fred Monaco

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

ABSENT: Nik Pappastratis  
Peg Davis, Associate Member

Mr. Biviano opened the meeting at 7:00 PM.

PROGRESS WAY – SPECIAL PERMIT/DEFINITIVE SUBDIVISION MODIFICATION – PLANNED MIXED USE DEVELOPMENT

Mr. Guimond said that this proposal will modify the previously approved but not constructed roadway and drainage. The roadway will be modified by changing the cross-section from Cape Cod Berm on one side with the roadway pitched toward that berm to a road crowned in the center and drainage being directed to both sides. Both sides will have Cape Cod berms and basins. The roadway will be modified to change the Cul-de-sac to a hammerhead turnaround. This change is due to the roadway possibly being extended in the near future and would not require ripping up the paved cul-de-sac. Additional changes to the 2018 plan are:

- Lot A will be a separate lot again known as Parcel A and removed from Lot 26M.
- Lot 26M will have land added to it from the southwest corner of the drainage lot 27M.
- Lot 25M will be modified by the creation of Lot 28M (which received a special permit on 10/8/18).
- Lot 25M will also be modified by the filling of land. This fill which is about 4' is to raise the lot's low area from elevation 89' up to 93'.
- The drainage overall will be handled similar to the original approved plan with the storm water flowing southwest from the Town ballfields and across Lot 25M and towards the drainage lot 27M. The final grading of the Town ballfields has not yet been completed.

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The 40' wide Conservation area which was running on Lot 25M was removed based on the commitment by the applicant's representative who has stated that they intend to build a walking path where the conservation area was shown which will tie into an overall walking trail for the interior Industrial and PMUD area. VRT will build the walking trail but is waiting for the Town (DPW/Ballfield Committee) to finalize the design and construction of the ballfields and

then work with DPW on the drainage design that will handle the ballfields and full buildout of Progress Way. If the walking trail is not built, the applicant will have to build a sidewalk along the full length of Progress Way.

The applicant is requesting two temporary waivers: Dead end streets (Cul-de-sac to hammerhead and the sidewalk.

As far as the site plan, Mr. Guimond said it needs to be corrected to show the actual square footage of the first and second floors and it needs to show the ADA spaces. Information on on-site or within 100' of the property needs to be provided and information on lighting and signage needs to be added. Landscaping also needs to be shown on the site plan. Mr. Guimond said that no building permits will be issued for Lot 26M until the corrected site plans are filed and confirmed by him, acting for the Planning Board.

Mr. Guimond said to put a note on the plan stating what the recording book and page is.

Mr. Biviano moved to endorse the Progress Way Subdivision Modification Decision and the Site Plan Modification Decision. Ms. O'Donnell seconded. The vote was unanimous.

#### APPROVAL NOT REQUIRED PLANS

##### 985 Plain Street - 985 Plain Street RT

Mr. Guimond explained the plan; saying that eventually the School Street/Lone Street Intersection will be improved. The applicant has to be 500' away from children so they need that extra land. They are marked not buildable. This is the old Buckle and Boards building. Mr. Biviano asked who the owner is and Mr. Guard said it's Frozen 4. Mr. Biviano moved to approve the ANR entitled Plan of Land, 985 Plain Street, Marshfield,, MA, dated 10/21/19 and drawn by Merrill Associates, 427 Columbia Road, Hanover, MA 02339. Mr. Monaco seconded. The vote was unanimous. Since Mr. Pappastratis, the Clerk, was not present, all the members had to sign the ANR. Mr. Biviano said he hopes Mr. Pappastratis is watching.

##### 192 Webster Street

Mr. Guimond said there is a house on the property. The back portion of the land is being turned over to the Town. Mr. Guimond said he had no issues. Mr. Biviano moved to endorse the Form A plan entitled: Building Location Plan, 192 Webster Street, Marshfield, MA. Dated 8/23/19 and drawn by EET, 465 Furnace Street, Marshfield, MA. Mr. Monaco seconded. The vote was unanimous.

#### REQUEST FOR LOT RELEASES

Mr. Guimond said that Lot 23 is on the warrant for Town Meeting. Lot 7 is not on the warrant but Mr. Verrochi has sent a letter saying that he would put it on the annual town meeting for

giving it to the town. Mr. Verrochi is requesting the release of Lots 25R and 26R. Mr. Guimond asked the Board if they were willing to accept the letter saying that Lot 7 will be turned over to the Town and if so, did they want to release Lots 125R and 26R. Mr. Biviano moved to Release Lots 25R and 26R. Ms. O'Donnell seconded. The vote was unanimous.

SPRINGFIELD STREET – V. ALBANESE The Board endorsed the plans for the Springfield Street Improvement Plan.

MINUTES: Mr. Biviano moved to approve the minutes of 10/7/19 and 10/2110. Ms. O'Donnell seconded. The vote was unanimous.

DIRECT GRANITE....The public hearing for the modification to the Special Permit will at a special meeting just before Town Meeting on November 1, 2019.

Mr. Biviano moved to adjourn at 7:35. Ms. O'Donnell seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board