

MARSHFIELD PLANNING BOARD
Meeting Minutes
April 8, 2019 - 7:00 PM
Town Hall – Hearing Room 2

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

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

The Board came out of Executive Session and Mr. Baird opened the open session at about 7:30 PM.

APPROVAL NOT REQUIRED PLAN - PLEASANT STREET –BIAGINI

Mr. Guimond explained the plan. Mr. Baird asked if he was making a non-conforming lot more-non-conforming but he is not. The frontage will be slightly impacted but not enough to cause concern. Mr. Guimond recommended endorsement. Mr. Biviano moved to endorse the ANR entitled: Plan of Land, Pleasant Street, Plots F16-01-05 and F16-01-57, Marshfield, Mass, dated January 1, 2019 and draw by EET, Inc., 465 Furnace Street, Marshfield. Mr. Pappastratis seconded. The vote was unanimous.

PUBLIC HEARING – 612 PLAIN STREET – D.J. SULLIVAN - WATER RESOURCE PROTECTION DISTRICT SPECIAL PERMIT

Mr. Baird moved to open the public hearing for 612 Plain Street and to waive the reading of the public hearing notice. Mr. Biviano seconded. The vote was unanimous. Mr. Adam Brodsky, Attorney for the applicant, said that Mr. Sullivan is looking to relocate his business from Lone Street to 612 Plain Street. He had a revised site plan which he handed to the Board members. The building's floor drains have been sealed. He said they do not do auto repair. They will not be changing oil. He said that they do brakes but the brake fluid is all drained out before they get the cars and then they are driven over to Lucchetis to replace the fluid and anti-freeze. They are updating their spill control plan and would be happy to have that as a condition of approval if the Board chooses to close the hearing tonight. In response to a question, Mr. Sullivan said they will be changing transmissions but will have it all color coded and stored for each individual car. Mr. Brodsky said all activity will take place inside. He said no cars will be outside and they don't need parking spaces. Mr. Brodsky said that they have been Title 5 certified. They are not

planning on washing cars – they'll use the car wash across the street. He said the nitrogen loading is 3.1 ppm – way below the 5 ppm that the WRPD requires. Mr. Brodsky said the impervious surface requirement is for new construction or expansion and they are not doing any exterior work so he doesn't feel that they have to comply with that requirement. He said the storm water pits are located on the revised plan. It will all be recharged.

Mr. Sullivan said at present there are 7 tenants, one of which does repairs. He said they will be removed as well as any unauthorized uses. Each unit has its own bathroom.

Mr. Pat Brennan said he does show 70% impervious surface and only 60 is the maximum allowed. Mr. Guimond said the Board should still consider the 60% pervious surface despite Mr. Brodsky's statement that this is only required for new construction or expansions.

Ms. Davis asked about the new tenants. Won't they have to get a Town permit? Mr. Biviano said that they won't come before us. They will go to the Building Commissioner. Ms. Davis said she hopes the Building Commissioner would evaluate the tenants. Mr. Pappastratis said that some pavement will have to be removed. It currently exceeds the requirement by 10% and he thinks that they should have to meet the WRPD requirement. Mr. Guimond said that the large gravel yard in the back will need a restriction on it but he still feels it should be broken up. Mr. Sullivan said he'll be happy to landscape it or whatever the Board would like. Mr. Guimond said a high grass, low maintenance area would be recommended because no fertilizer is allowed; something like an Arizona landscape. He suggests wood chips. He'd also like to see a fence to keep that yard from being used.

Mr. Brodsky said they are using Type A soil maps and that is why the discrepancy. Mr. Pat Brennan said that he had to do work at the abutting property and it's all sandy soil next door. Mr. Sullivan said he had no plans for anything in the back yard and he wants to protect storm water. Mr. Brennan said that there are six catch basins on the property and although he could not see in all of them, in the ones he could see, there are pipes connected. He said one of the hoods should be fixed. Mr. Charlie Swanson, DPW Engineer, said in a letter dated April 1, 2019 that they should consider adding deep sump catch basins fitted with eliminators or separate stormceptors.

In response to Mr. Brennan's comments, the structures are shown on the revised plan submitted tonight.

Mr. Guimond said that the total number of employees should be estimated – and the tenants will have to be mindful of the requirements of the WRPD. Mr. Sullivan said he estimates 1 1/2 people per bay. Mr. Guimond said an Emergency Response Plan has to be submitted.

Mr. Guimond said that the newly submitted plan will have to be reviewed by both Mr. Brennan and Mr. Eichner. Mr. Baird said the hearing will have to be continued so that the plans can be reviewed and the needed information can be submitted. He moved to continue the public hearing to April 29, 2019 at 7:05 PM. Mr. Biviano seconded. The vote was unanimous.

DISCUSSION – SIGN BYLAW

Mr. Guimond said that he had a lengthy discussion with Pam Keith about the sign bylaw amendments that were proposed. He thought he had resolved her concerns, which mostly involved free speech, with an amendment that the Planning Board could propose to Town Meeting. Although he thought he had addressed her concerns as he was leaving the building, he heard Ms. Keith bringing her concerns to the Advisory Board. Mr. Guimond said the reason for submitting the proposed changes was due to the State stating that all non-commercial signs have to be content neutral and he was trying to comply with that regulation. Mr. Guimond recommended that the Board vote to not move the article forward. Mr. Baird said that the requirement of the state was brought about because of political candidates and although he was in favor of the amendment proposed, because of all the concerns, he was ready to vote to not bring the article forward. Mr. Guimond said he'd be fine with letting others figure out how to comply. Mr. Baird moved to not bring the article forward to Town Meeting. Mr. Pappastratis seconded. The vote was 4-1 with Mr. Biviano voting negatively.

BOARD/STAFF REPORTS : The Board and Staff presented Mr. Baird with a gift to thank him for his years of Service to the Town. This is his last regular Planning Board meeting.

Mr. Baird moved to adjourn the meeting at 8:35 PM. Mr. Biviano seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board

