

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
January 27, 2020 – 7:00 PM  
Town Hall, Hearing Room 1

Present: Mike Biviano, Jr. Chair  
Fred Monaco  
KATIE O'DONNELL  
PEG DAVIS, ASSOCIATE MEMBER

ALSO PRESENT: GREG GUIMOND, TOWN PLANNER  
Kay Ramsey, Executive Assistant

ABSENT: Kevin Cantwell  
Nik Pappastratis

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

APPROVAL NOT REQUIRED PLAN - 556 Holly Road- Chestnut Hill Estates, LLC

Mr. Guimond explained the plan and said they are not creating any new buildable lots. A portion of Lot 8A (shown as Parcel A) is to be carved off and added to H13-02-27 (781 Ferry Street). He has no concerns with the plan. Mr. Biviano moved to endorse the ANR entitled: Plan of Land in Marshfield, MA, Lot 8 (#556) Holly Road, dated January 15, 2020 and drawn by Gallagher Engineering, 4 Windsor Drive, Foxboro, MA 02036. Mr. Monaco seconded. The vote was unanimous, 3-0.

CHILTON STREET - STREET IMPROVEMENT - REVIEW AND VOTE TO ENDORSE DECISION

The Board reviewed the draft decision presented by Mr. Guimond. They didn't make any changes. Mr. Biviano moved to endorse the decision and Ms. O'Donnell seconded. The vote was unanimous, 3-0. (For specifics on this decision, please refer to the Planning Board files. The decision is also filed in the Town Clerk's office.

ADELAIDE – REQUEST FOR EXTENSION

Mr. Guimond said that the subdivision had expired. He said the developer has been working along and will be coming in for a request to release two more lots as well as a modification to the subdivision. Mr. Biviano said to wait until the public hearing for the modification, the release and the extension. The Board agreed.

PUBLIC HEARING - PLANNED MIXED USE DEVELOPMENT/WATER RESOURCE PROTECTION DISTRICT  
SPECIAL PERMITS – HARBOR ONE BANK

Atty. Walter Sullivan, David Tidwell of Harbor One, Randy Miron of Bohler Engineering and Jeff Bandini, Traffic Consultant were present, representing the Bank. Mike Verrochi who owns the land was also in attendance. Mr. Sullivan explained that this was a 36,851 SF lot which was recently used as a stockpile

for a nearby construction project. The site is at the southwest corner of the intersection of Plain Street and Enterprise Drive and is in the PMUD, Industrial I-1 and the WRPD Districts. The bank would be 1,750 SF and have a free-standing drive-thru. There are 24 parking spaces. They have obtained two variances from the ZBA which were the result of the realignment of Enterprise Drive. Access into the site would be by a one way driveway on Enterprise Drive. Access from the site would be provided by two, one-way out drives; one onto Enterprise Drive and the other off the west side of the site onto the old portion of Enterprise Drive. They are meeting the storm water management standards and reducing the drainage from what exists today. The utilities are underground and there will be an on-site septic system. The erosion will be controlled on-site. There will be 19 new trees and 57 shrubs.

Ms. Davis asked if there was any problem with the intersections being so close together. They are not going to have any drive-up tellers and only one lane for the ATM so it will be a single lane drive-through. Mr. Guimond asked about the lighting. Mr. Sullivan said there will be wall-packs but they will be pointed downward. Mr. Guimond said they will have to be shown on a plan. Mr. Guimond said there will be a cash only marijuana place nearby so traffic may become an issue. He asked the applicant about the signage but they said it had not yet been finalized.

Mr. Pat Brennan, the Board's Consultant Engineer said that many of the items on his review had been taken care of and he listed the remaining items as follows:

- #5 Salting – He said normally salting is not allowed in the WRPD.
- #8 Water consumption and sewage discharge calculations should be provided
- #9 Nitrogen loading calcs will be reviewed by Ed Eichner, the Board's Water Scientist.
- #12 Recommend the roof be coated with Kynar 500 to prevent metals leaching from the metal roof.
- #13 Cement concrete sidewalks should be specified to match existing sidewalks along Enterprise Drive.
- #14 Proposed water connection shows a six" main coming into the site, branching off near the building to provide both domestic and fire sprinkler service. Mr. Brennan said that typically the domestic and fire protection lines are separate from the main in the street to the building. He recommended consulting with the Water Division to determine the required connections/configuration.

Mr. Brennan said that because the Board had hired a traffic engineer for peer review, he has not commented on the vehicular and pedestrian access and circulation. Mr. Brennan's complete report can be found in the Planning Board files.

Mr. Guimond said that The Fire Department had concerns about the accessibility at the front of the building. Comments were also submitted from Charlie Swanson, DPW Project Engineer who expressed many concerns, some of which were previously expressed by Mr. Brennan. Mr. Swanson said that all constructions activities shall be accessed via old Enterprise Drive and that the sidewalk and curb removal at the Relocated Enterprise Drive will not be allowed until the project is substantially complete. Mr. Swanson gave specifics about sidewalk and roadway construction. His specific concerns also can be found in the Planning Board files.

A peer review of the traffic study was done by VHB for the Board. Among the numerous comments listed by VHB were that possible new developments may affect the improvements at the Enterprise/Plain Street area such as: additional 250 -300 residential units, a P&B express parking area for 600 cars, two 10,000 SF Commercial Buildings and a marijuana facility. Among other recommendations, VHB recommended updating the traffic study to include the higher trip generations. Please refer to the traffic study in the Planning Board files for the specifics in the report.

Mr. Guimond said to be aware that there is a 35% - 40% growth in the summer and also programs like Levitate and the Marshfield Fair bring in many more. He also said that landscaping may create sight problems at the southern curb cut.

Mr. Guimond asked about signs and how they are intended to be lit. He reminded them that they are limited to a 40 SF Directory sign. They do not have the signage specifics yet.

Mr. Guimond said that Mr. Eichner reported that they are over the 5ppm maximum of nitrogen loading but Mr. Eichner recommended that could be lessened by replacing the turf with wild flowers or something similar. A lot of twill have to be replaced.

Mr. Biviano moved to continue the hearing to February 24<sup>th</sup> at 7:10 PM so that revisions could be made and the additional information obtained. Ms. O'Donnell seconded. The vote was unanimous.

MINUTES: Mr. Biviano moved to approve the minutes of January 13<sup>th</sup>. Ms. O'Donnell seconded. The vote was unanimous.

#### BOARD/STAFF REPEORTS:

MVP GRANT Mr. Guimond said that there is a workshop being held on Saturday, February 1<sup>st</sup> as a condition of getting the MVP Grant.

FEMA MAPS – LomR -Mr. Guimond said the maps are expected to arrive next Friday. Although he will try to make a list similar to the one he did for the Duxbury LomR, he expects that there could be as many as 1800 properties that will be affected.

Mr. Biviano moved to adjourn the meeting at 7:50 PM. Ms. O'Donnell seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board