

Mm MARSHFIELD PLANNING BOARD  
Meeting Minutes  
June 8, 2020- 7 PM  
Remote with Zoom

Present: Mike Biviano, Jr., 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. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

**MARSHFIELD FAIRGROUNDS SOLAR PANELS CARPORT -SPECIAL PERMIT – SOLAR PANELS OVER PARKING LOT –LUMENS HOLDING 3, LLC (APPLICANT / OWNER**

Mr. Biviano moved to open the continued public hearing. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Mr. Christopher King from Atlantic Design presented the plans. Present with him were: Mr. Jeremy Karph, Mr. Brendon Reali, Atty. Adam Brodsky and Mr. Rick Servant from Stenbeck & Taylor.

Mr. King said he believes they have considered all of the comments and have made changes to the plans accordingly. He said they agree with the \$60,000 decommissioning figure. Mr. King said they added 4" of crushed stone beneath the canopies as suggested by Pat Brennan. He had a question as to when it would be required to bring in the \$60,000. Mr. Guimond said it could be brought in prior to applying for a building permit.

Mr. Guimond said the applicant has addressed many of the concerns about sound, screening, glare, wildlife habitat, endangered species, lighting, signage, utility connections and emergency services. Mr. Guimond said the Assessors had a concern but they will handle it separately. He has not heard from the abutter but he thinks any glare at all will be pretty much addressed by the natural buffer. Mr. Guimond said the applicant noted that the nearest comparable project is at the Nantasket Junction. (MBTA Commuter Rail parking lot). He made two site visits there and noted that the sound level for both the transformer and breaker equipment was not discernable.

Mr. Guimond submitted the draft decision. The Board had no questions or concerns. There was not any of the public attending the zoom meeting. Please refer to the Planning Board files for a copy of the decision.

Mr. Biviano moved to approve the Special Permit decision as written. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Mr. Biviano moved to close the Special Permit Public Hearing. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

PUBLIC HEARING (CONT.) – 10 LONE STREET – WRPD SPECIAL PERMIT – JON SNIGER

Mr. Biviano moved to open the continued public hearing for 10 Lone Street. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Atty. Adam Brodsky, representing the applicant, said that this project is a much smaller scale than what was on the property previously. He said that he respectfully disagrees with the requirement that they have to meet the 5 ppm since this is a much smaller operation than what was previously there. He said they are not doing anything on the exterior so he doesn't feel they have to meet the impervious surface requirement. He said that despite this, they will accept Mr. Eichner's recommendations.

Mr. Guimond said he disagrees with Mr. Brodsky. He said the original application for a WRPD special permit was never forwarded to the Planning Board. Mr. Guimond checked with Town Counsel who advised that the 5PPM has to be met. Mr. Guimond said as far as the removal of some of the asphalt goes, he was originally thinking it could be removed from the west side but after hearing concerns, he said he'd be okay with letting the applicant pick where the pavement would be removed.

In response to Amory Engineers Comments, the applicant submitted a revised decommissioning plan from Omni Navitas. The revised decommissioning plan has excluded salvage value. The decommissioning cost in 2040 without salvage is estimated to be \$48,330.

The gaps around the panels will be reduced to ¼". The applicant states that the tilt angle of the array and adjusted gap width will reduce the amount of rainfall between panels.

The applicant also submitted revised site plans dated 5/27/20/ A 4" layer of ¾" crushed stone has been provided beneath the carport canopies which extends 2' beneath the drip edges. They felt that they met all of Amory's concerns. Mr. Guimond said that the applicant had provided information regarding the concerns about sound, screening, glare, wildlife habitat, endangered species, well protection, lighting, signage, utility connections and emergency services.

Mr. Biviano moved to approve the special permit application subject to conditions listed below. Ms. O'Donnell, seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Conditions:

The Special Permit Decision and site plan shall be recorded at the Plymouth County Registry of Deeds with proof of recording submitted to the Planning Board.

The applicant shall provide a decommissioning Bond of \$60,000 prior to the issuance of a building permit.

The applicant shall submit \$1,000 with the Planning Board for the subdivision inspector's costs which shall be supplemented as needed.

The applicant shall have a pre-construction meeting prior to construction.

The applicant shall comply with all the conditions as stated.

The Planning Board reserves the right to clarify, amend or modify this decision upon application of the property owner/applicant or upon its own motion after considering additional written information or testimony at a public hearing.

The Special Permit will expire two years from the date of issuance if the requirements have not been met by said date except for good cause as determined by the Planning Board.

Mr. Biviano moved to close the public hearing. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Mr. Biviano apologized for not being able to meet June 1<sup>st</sup>. He said there were a lot of meetings and we got bumped.

#### APPROVAL NOT REQUIRED PLAN

##### 795 Plain Street – VRT Corp.

Mr. Guimond said this lot is in the I-1 District. It has proper frontage. He recommended approval of the plan.

Mr. Biviano moved to endorse the plan entitled: Plan of Land in Marshfield, MA., 751 Plain Street drawn by Stenbeck & Taylor, Inc., 844 Webster Street, Suite 3, Marshfield, MA. 02050 and dated 4/28/20. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Minutes: Mr. Biviano moved to approve the minutes of April 27, 2020. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

#### BOARD/STAFF REPORTS

Mr. Guimond said he would like the Board to support the Coastal Resilience Grant for the north section of Duxbury and the rest of the beaches for beach nourishment. He said there is about 1 ½ years of more work. The Town's match is 25%. Ms. Davis asked if it included Ocean Bluff but Mr. Guimond said it was referenced but not identified for beach material. The consultant did not think it would last. They looked at WADS and the DPW is proceeding with revetment work in that area. Mr. Biviano moved to send a letter of support. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye; Ms. Davis, Aye. Mr. Guimond said the public listening session of the MVP Grant will be held with limited seating at the Library.

Mr. Guimond said the CZM Grant work continues of this year's grant.

The LOMA deadline for appeal has passed and there was no appeal. The date for the revised maps is July 6<sup>th</sup>

Mr. Guimond said that the Riverine maps submitted as an article for Town Meeting have been pulled since FEMA decided that many towns could not be able to get the article to Town Meeting due to the Covid virus.

Mr. Biviano moved to adjourn the meeting at 8:00 PM. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Respectfully submitted,

Kay Ramsey, Executive Assistant

Marshfield Planning Board