

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
July 13, 2020 7:00-PM  
Remote – Zoom Meeting

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

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

ABSENT: Fred Monaco.

Mr. Biviano moved to open the zoom meeting of July 13, 2020 Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

PUBLIC HEARING – ADELAIDE MODIFICATION

Mr. Biviano moved to open the public hearing and to waive the reading of the public hearing notice. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

Mr. Guimond recommended that the public hearing be continued without testimony to July 27 which is the next Planning Board Meeting. He explained that it will be a zoom meeting and that each meeting has it's own separate number. The link will be posted in the agenda on the Town's web site.

Mr. Biviano moved to continue the public hearing to July 27, 2020 at 7:05. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Mr. Biviano reminded everyone that they would not receive another written notice.

BEAVER CROSSING – UNION STREET - PUBLIC HEARING (Cont.) DEFINITIVE SUBDIVISION/SPECIAL PERMIT/SCENIC ROAD – LAURA BRAIT

Mr. Biviano moved to open the continued public hearing for Beaver Crossing. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

Mr. Terry McGovern said that he would mostly be discussing the scenic road part of the hearing. Mr. Guimond said that Tom Reynolds and Cindy Castro from the Historical Commission were attending the meeting. Mr. McGovern said there is one very large, very dead tree that they will be cutting down. There is about 60-80' of a stone wall that they propose to remove. The wall was under the brush and extended south of the existing house's driveway. He said they will use the stones to wrap around the

entrance of the property. There is one live pine and two other trees which are dead but they do not propose taking them down.

Mr. Biviano said he Board requests that a sum of money be deposited in the Tree Fund in order to replace any trees that are removed. Mr. Reynolds said the sum is usually one for one. He said he had no objection if they wanted to remove those other trees too. Mr. Reynolds has the authority to plant new trees where he thinks they are needed most. He said if they are not needed on the site, he has a place for them in Couch Cemetery. Mr. Biviano asked Mr. Reynolds to draft and send us a memo stating the amount needed to replace the tree.

Mr. Biviano asked that the south entrance be moved back in order to improve sight distance. Ms. O'Donnell said she went to the site and found it very scary to back out onto Union Street. Ms. Cindy Castro said she wanted to be sure the stone that is removed is wrapped around the entrance and that the stone to the south is replaced at least to the property line. Mr. Biviano moved to close the Scenic Road public hearing portion of Beaver Crossing. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Ms. Davis, Aye; Mr. Biviano, Aye. There were no public comments.

Mr. Biviano moved to close the scenic road public hearing for Beaver Crossing. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye. The subdivision/special permit will be continued to July 27, 2020 at 7:06 PM,

#### HORSESHOE FARMS – REQUEST FOR RELEASE OF SURETY

Mr. Jack Spurr said the work is nearing completion and he was requesting that the surety be released. Mr. Guimond said he was made aware that DPW needs approximately \$35,000 for the final coat of pavement on Spring Street. Mr. Spurr said he wasn't aware of this and he would look into it. He never received an invoice. Mr. Reynolds said he will send one out. The amount will be held until DPW does the final paving.

Mr. Guimond said he and Mr. Brennan walked the site. He said the stainless steel bars have to be installed, the grass needs to come in. He noted that the trees have been watered.

Mr. Guimond recommended holding \$10,000 until all the various items have been completed along with the \$35,000 for DPW for the paving of Spring Street. He recommended releasing \$15,900.

Ms. Donna LeHanes of Cottage Lane said the entrance is all weeds, there are severe markings on the road, and the landscaping is a mess. She doesn't know if the trees will survive the heat. She said it shouldn't be left to the homeowners. Mr. Spurr said they planted the trees and the grass in the spring but things came to a slowdown when the virus hit. The hydro-seeding did not take. Mr. Matthew LeHanes said a guarantee of six months is just not enough time to be sure the trees will survive. They described indentations in the road.

Mr. Spurr said the markings on the road were from Dig Safe. Mr. Biviano said the indentations in the road were clearly caused by dumpsters. Mr. Biviano said it would be much worse to cut out and pitch the road. It would create a seam and that would produce more problems. Ms. LeHanes said there should be some remedy. She said the home-owners take great pride in their homes. The sad part is the street entrances.

Mr. Biviano asked if anyone had tried to get things done. He asked if the Home Owners Association has another meeting scheduled.

Mr. Gostanian Of 7 Cottage Lane agrees with Ms. LeHanes. He said it isn't fair that they should only have 6 months to see if the trees will survive. And the entranceway is a mess.

Mr. Biviano said he would like to go look at it. Tom Reynolds said they could repave that area of the road with an infra-red red system without leaving any seams. The asphalt might be slightly darker for a period of time.

Ms. Danielle Voss of 9 Horseshoe Lane said the required trail is stone dust and has caused ruts. She understands that they can't pave because it's a conservation issue but it continues to erode. She said she had an accident there and a child did also. She said she appreciates the Board coming out to look at the project.

Mr. Spurr said he met with the three board members of the Homeowners Assoc. along with Mr. Gallagher and Mr. Stickney on June 6, 2020. They had two meetings on how they would deal with the entrance. They had agreed on solutions to problems but then all three of the trustees quit. At present there is no one voice to speak for the homeowners. He said it has to be a united effort. Mr. Biviano said that before any decision is made he would like to visit the property. He said he would welcome another Board member to go with him. Mr. Spurr said he would meet Mr. Biviano any time.

#### DISCUSSION – JUNIPER ROAD ANR

Mr. Biviano moved to take up the next item on the agenda, Juniper Road Discussion. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

Mr. Guimond said that Atty. Galvin originally thought this plan to be a subdivision. He now agrees that it can be done as an ANR with the caveat that the existing house and garage are removed. Add to the top that Lot A is not a buildable lot. Mr. Guimond said that this is with the understanding that Mr. McDonough will come before the Planning Board for a street improvement plan before a building permit is issued. There is also specific language that Mr. Galvin wanted on the plans.

#### BOARD/STAFF REPORTS

Mr. Guimond said he has finished the proposed PMUD Zoning Amendments in response to D. J. Sullivan and Dan Smith. Mr. Biviano suggested not doing any other changes for this Town Meeting. He would like to make a change to the 600' dead end limit for roads and Mr. Pappastratis would like to discuss the accessory units for perhaps the fall town meeting

Mr. Biviano moved to adjourn the meeting at 8:30. Ms. O. 'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

Respectfully submitted.

Kay Ramsey, Executive Assistant  
Marshfield Planning Board