

MARSHFIELD PLANNING BOARD
Meeting Minutes
September 9, 2019 7:00 PM
Town Hall – Hearing Room 1

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

ALSO PESENT: Greg Guimond, town Planner
Kay Ramsey, Executive Assistant
Attorney Jim Lampke

Mike Biviano moved to open the meeting. Nik Pappastratis seconded. The vote was unanimous.

PUBLIC HEARING – PINEHURST ROAD – STREET IMPROVEMENT – JOSEPH TULIS

Mr. Biviano moved to open the public hearing and to waive the reading of the public hearing notice. Mr. Pappastratis seconded and the vote was unanimous.

Mr. Greg Morse from Morse Engineering explained what they are proposing to do. He said they are proposing to improve a 225' section of Pinehurst Road from its intersection with Robert Ave, southerly. The purpose is to provide frontage to one lot on the east side of Pinehurst Road, Parcel G14-01-02. Mr. Morse said there is one abutter on the west side who has 1.4 Acres, not sub-dividable. They are proposing to improve the road to 20' wide with a 12" Cape Cod berm on each side. There will be two catch basins which will discharge into two leaching pits. Overflow from these pits would discharge through a culvert to riprap at the south end. Mr. Morse said there is already an 18" drain pipe within the right of way which will also be extended to the riprap. The plan shows that there would be a water main and electric service (underground) that will be installed. There is a hydrant 139' from the proposed home.

Pinehurst Road is a 40' right of way. The slopes are 13 1/3% and, although not a subdivision, the Subdivision Rules and Regs limit the maximum slopes to 10%. But Mr. Morse said the maximum allowed is 15%. They propose a 25' x 30' turnaround for emergency vehicles.

Mr. Ed Moran of 28 Robert Ave said there is a lot of water in the area and he asked if it would be increased by this proposal. Mr. Biviano said that three engineers have reviewed the proposal and said that the rate of runoff will not be increased. There is a proposed swale to channel the water and all runoff will be directed to go into the woods. Mr. Moran asked if the turn-around goes over the driveway. Mr. Morse said yes; there will be an easement provided.

Mr. Morse said the plans have been revised to address Pat Brennan's concerns and Charlie Swanson's concerns also. Mr. Brennan confirmed that they have addressed his concerns.

Mr. Biviano moved to close the public hearing and to leave the record open for a response from Charlie Swanson. Mr. Pappastratis seconded. The vote was unanimous. The Board will vote on the proposal at the next meeting.

PUBLIC HEARING (Cont.) NORWELL ROAD- STREET IMPROVEMENT
KEVIN MCDONOUGH

Mr. Terry McGovern said the road will be crowned in the middle and contoured ...Cape Cod berm on the upper side. The slopes are 3/1. Mr. Biviano said there is still the outstanding issue concerning the installation of the water main. Mr. McGovern said there is a very small increase in runoff over the gravel roadway but there are existing drains and a stone trench. Mr. Biviano asked if someone wants to build later on, how do they get there. Mr. McGovern said one of those properties is owned by the Town of Marshfield. Mr. Brennan said that in 2007, they designed a trunk-line for the full buildout and it was based on all the roads being 24' wide. Mr. Biviano said there is an impact for everyone up above. He asked if the intent was for Hingham Ave. to connect. It's very steep. From Norwell Road to Cohasset Ave, there are 5 manholes. Mr. Brennan said that the impact is that the next person will have to trench through it. Mr. Biviano asked how many lots up above would be impacted. Mr. Guimond said there are three lots on Hingham Ave that will need street improvements. They might have to rip up the road. Mr. Biviano asked if the runoff was based on volume or rate and Mr. McGovern said both. Mr. Guimond asked if there is proper coverage of the water line all the way up and Mr. McGovern said yes, there is. Mr. Pappastratis asked about the DPW comments. They want it put in. Mr. Guimond asked if Mr. McDonough had any intention of building on Lot I11-14-12. Mr. McDonough said no.

Ms. O'Donnell said she thinks there are a lot of issues. If DPW feels strongly about this, we should support them. She said the Town paid a lot of money to install that line and she feels the improvements should be done now.

Mr. Biviano asked if the Board was ready to vote. Mr. Guimond said Mr. Monaco would not be voting as he missed the last meeting and since Ms. Ramsey was on vacation, the minutes were not available for him to read. Ms. Davis can only vote on special permits so she will not be voting. For a passing vote, they will need three out of four.

Mr. Biviano moved to approve the Norwell Ave Street Improvement Plan dated 6/17/19. Mr. Cantwell seconded. Mr. Lampke said if the Board wanted any conditions, now would be the time to add them but they did not. The vote was 2 to 2 with Ms. O'Donnell and Mr. Pappastratis voting in the negative. Since a majority vote was needed, the effect of the 2-2 vote meant that the motion was denied.

Mr. Biviano moved to close the public hearing. Ms. O'Donnell seconded. The vote was unanimous

REQUEST FOR MINOR MODIFICATION – PROPRIETOR’S MARKETPLACE -
TOM REGO

Mr. Rego explained that he wanted to remove three of the four decks of the residential units and to remove the doors to the residential units from the front of the building. He would not be installing elevators. Mr. Biviano asked why he wanted to make these changes. Mr. Rego said he couldn’t sell the first building. People didn’t want porches or elevators. The second building has only one stairway. Mr. Guimond said the change would include a modification to the roof line and facades of the building as shown on the elevation drawings prepared by Rockwood Design Inc., dated 4/23/18.

Mr. Biviano moved to approve the minor modification. Mr. Pappastratis seconded. The vote was unanimous.

BOARD/STAFF REPORTS

Mr. Guimond said the MVP is starting. There will be a meeting in the library at 10 AM pm September 16th. At that time, the date for the all-day Saturday meeting will probably be set. Public input is wanted.

PPI – there is a meeting on September 18th

Old Wood Lot Lane - Mr. Guimond said he will be attending a meeting to discuss possible changes near The Seasons.

Mr. Biviano moved to adjourn at 7:45 PM. Mr. Pappastratis seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board