

MARSHFIELD PLANNING BOARD

Meeting Minutes

August 26, 2019 - 7 PM

Town Hall – Hearing Room 1

PRESENT: Mike Biviano, Jr. Chair
Kevin Cantwell
Katie O'Donnell, Vice Chair
Nik Pappastratis

ALSO PRESENT: Greg Guimond, Town Planner
Kay Ramsey, Executive Assistant
Atty. James Lampke

ABSENT: Fred Monaco
Peg Davis, Associate Member

Mr. Biviano called the meeting to order at 7:00 P.M.

PUBLIC HEARING - STREET IMPROVEMENT – NORWELL ROAD – KE VIN
MCDONOUGH – TRUE NORTH DEVELOPMENT

Mr. Biviano moved to open the public hearing for the street improvement for Norwell Road. Ms. O'Donnell seconded. The vote was unanimous.

Mr. Terry McGovern of Stenbeck & Taylor explained what the applicant was proposing. The road would be 18' wide with a 12" Cape Cod berm on the downhill side through the frontage of Lot I11-14-11. The trench is next to their driveway. The water main connects through but they are not proposing any drainage at this time. There is an 11.8% grade. Overhead utilities are acceptable. There is one other lot that could be served by this roadway but this application is only for Lot I11-14-11.

Mr. Guimond said the first three notes on the plan are not necessary and he would like them removed. He said the setbacks are supposed to be made as close to conforming as possible. Mr. Guimond said the comments from Charlie Swanson of the DPW are:

- A 12" drain trunk line must be installed from the manhole at Station 0+12 plus or minus to the end of the proposed pavement.
- If catch basins are not installed in the proposed roadway, a normal crown must be constructed to divide the drainage runoff to the two catch basins at Station 0+20.
- The roadway is not 20' – of which we are all aware.
- Roadway should not exceed 10% and should have a vertical curve. Mr. McGovern said the grade is 11.8 and they will be cutting down on a lot of grading.
- They should show the proposed drain and existing water line on the profile. Mr. McGovern will do that.

- Revise the foundation material of the Cape Cod Berm detail to match the proposed Norwell Road section. Mr. McGovern said this was already done.

Mr. Guimond said that Mr. Brennan's comments have already been addressed.

Mr. Guimond said the drainline is 12" concrete and he asked Mr. McGovern if he is willing to connect but Mr. McGovern said that is not part of their proposal for tonight. Mr. Biviano said the catch basin on the top is no good unless it connects to the drainline. Mr. Guimond said the alternative is the berm. Mr. McGovern said it could be incorporated into the 19' width. Mr. McDonough said it would be 17' wide with two berms. Mr. McGovern said it might catch the 10 year storm.

Ms. O'Donnell asked why he is not proposing a 20' roadway? Mr. McGovern said that would require extensive clearing and grading. Ms. O'Donnell said 20' is pretty narrow especially for two cars to pass. She said she would be leery of setting a precedent. Mr. Biviano said there is a good reason to make it narrow – he said widening the road is not easy to do in this case. Mr. Pappastratis is concerned about the substantial grading that is going to be required. Mr. Guimond said the good thing is that this is not the only way in and out for the residents. Ms. O'Donnell asked if there are other cases where this has been done. Mr. Biviano said it is similar to the property off 3A and Mr. McGovern said Steamboat Drive has a 14% grade. Mr. Biviano said this roadway is a currently existing road – not new. Mr. Biviano said there are dirt walls on the side of the road.

Mr. Pappastratis asked why they are not extending the watermain as the DPW recommended. He said the runoff has a long way to go and it is an issue. He said DPW was quite emphatic about extending the drain trunkline. He said the grades drop off. Mr. McDonough said there is pending litigation. There have been settlement talks and he has been told numerous times to worry about what's in front of his lot and not anyone else's. Mr. Biviano said these are two separate things but Mr. McDonough said he is trying to do what was asked. Mr. Biviano said the drainage is minimal but he agrees that connecting to the trunkline would be expensive. Ms. O'Donnell asked about the Board of Health letter and the 5" but that was a typo.

Mr. Biviano asked if there was anyone from the public attending but there was no one in the audience except for the applicant. He asked if the Board was ready to vote. He said they could vote to close the hearing and take the matter under advisement but Ms. O'Donnell said they should at least leave the record open for more information. Mr. Biviano moved to approve the street improvement but there was no second and the motion was stricken.. Mr. Pappastratis said he would like to follow up with Pat Brennan and he is not ready to vote. Mr. Biviano said the Board was not ready to vote. He moved to continue the hearing until the next meeting which is September 9th. Ms. O'Donnell seconded. The vote was unanimous.

DISCUSSION - RECREATIONAL TRAILS COMMITTEE – NED BANGS

Mr. Bangs submitted a presentation showing the Board what the Trails Committee is proposing. He said they want to make the trail a multi-use trail that all citizens can utilize for such things as horseback riding, bicycling, walking/jogging, baby carriages/strollers, bird watching, dog walking, Nordic skiing and show shoeing. He said the Bridle Trail is the "backbone" of

Marshfield's trail system. He said they will be using stonedust. Mr. Bangs said that the long term goal is to make the Bridle Path an ADA accessible trail. He said that stonedust is resilient, durable and easy to repair and allows for multi-use. It is easy to maintain. Mr. Bangs showed the Board the proposed budget. Mr. Jeremy Devaney said the Chamber of Commerce is in full support. Mr. Biviano said it seems like a good project all the way around. Mr. Bangs asked the Board to let him know if they had any questions or comments.

57 FOREST STREET - Mr. Guimond said that our Commercial/Industrial land is getting chewed up for residential uses. There is only 5.5% left. This property is in the Office Park District and residential uses are not allowed. The applicant wants to have the ZBA allow two residential apartments on the upper floor which would require a use variance. This is not a mixed use district. Ms. O'Donnell asked if they are planning the units to be affordable units but they are not. She said she'd be more interested in looking at it if they were affordable units. She asked what they are claiming to be a hardship. Mr. Guimond said they say that the shape of the lot and the parking are the hardships but Mr. Guimond doesn't see how the parking can be an issue.

120 ENTERPRISE DRIVE - Mr. Guimond said the first Marijuana shop is next to the Brewery. It seems that the line showing who owns what land keeps going back and forth. The last plan shows it taking about 90' of parking and the reserve septic system from the Brewery. Biviano asked if it was one owner and Mr. Guimond said it was at a prior time. Does it make it non-conforming? Yes. Mr. Biviano said the parking needs to be fixed. There is not enough parking up there. Mr. Guimond said there are other issues; the Marijuana building shows 7 outside doors and two garage doors - not very secure. Another issue is that the site plan and the building application show different square footage. Mr. Guimond said he hopes this will get straightened out at a public hearing. Fencing is shown on the plan which will limit accessibility to the brewery. The Brewery also loses a curb cut. It also states on the application that neon signs will only be used at specific times.....but neon signs are not allowed at all. Mr. Guimond said Modera's trip generation estimate is extremely low, claiming to be less than 200 trips. Mr. Biviano said parking is really tough. He asked if the road was wide enough to allow parking on both sides of the street. Mr. Guimond thought it probably was wide enough. Mr. Guimond said Enterprise Drive needs turning signals.

HIGHLAND GREEN - Mr. Guimond said Mr. Sealund withdrew his request. Mr. Guimond had called Mr. Sealund about dirt/sand washouts and weeds growing out into the sidewalk. Mr. Sealund went right out and took care of those problems.

MINUTES: Mr. Biviano moved to approve the minutes of 8/12/19. Mr. Pappastratis seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond said that Tom Rego would like to come before the Board for a minor modification. Mr. Guimond said there are two mixed use buildings (one of which is already constructed. The other building is the reason for the proposed modification. Mr. Rego would like 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. The roof line and facades would be modified as shown on the revised elevation drawings dated 4/3/18. There would still be commercial office use on the first floor with the five residential units above. He will still be

providing an affordable unit. Mr. Biviano said he thought the residential number of units in the PMUD had been capped but Mr. Rego had been permitted before Modera.

Mr. Guimond said that Mr. Last was going before the ZBA for a variance. He said this was necessary due to the previous road realignment which made his lot no longer able to be part of the PMUD due to lack of acreage. If the ZBA grants the variance, Mr. Last will come before the Planning Board.

Mr. Cantwell said that the application deadline for CPC money is September 30th.

Mr. Biviano moved to close the meeting at 8 PM. Mr. Pappastratis seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board

