

MARSHFIELD PLANNING BOARD

Meeting Minutes

March 8, 2021 – 7:00 PM

Remote/Zoom Meeting

MARSHFIELD TOWN CLERK  
RECEIVED

2021 APR 13 AM 8:30

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

ALSO PRESENT: Greg Guimond, Town Planner  
Karen Horne, Asst. Town Planner

At 7:05 PM, Mr. Biviano moved to open the meeting. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

**PUBLIC HEARING ON MODIFICATION OF CHESTNUT HILL SUBDIVISION**

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

The applicant has requested the hearing be continued without testimony until April 12, 2021

Mr. Biviano made a motion to continue the hearing until April 12, 2021 at 7:05pm. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

**FORM A JUNIPER ROAD (MCDONOUGH)**

Kevin McDonough has explained the added notation on the plan. Greg explained Lot 706 is not considered buildable. Lot 706 would need at street improvement or street determination for the lot to be buildable. The changes in the ANR are for Lot 707 to meet the setbacks.

Mr. Biviano made a motion to endorse the ANR. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

**FORM A MONICA WAY (CHRIS MCKENNA)**

This ANR has not been submitted yet.

**BOARD/STAFF REPORTS:**

Mr. Guimond explained that he sat in on the South Shore Chamber that all MBTA communities will need to enact a zoning district of 15 units/acre if they want to receive any grants listed in the law. Mr. Guimond also listed possible zoning changes for fall town meeting including adding residential in downtown, changes in PMUD, and tweaking of the Brant Rock district. Mr. Guimond also updated the board that he will be on vacation next week.

**ADJOURNMENT (ROLL CALL VOTE)**

Mr. Biviano moved to close the meeting at 7:15 PM. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.