

MARSHFIELD PLANNING BOARD
Meeting Minutes
July 12, 2021 – 7:00 PM
Remote Meeting

MARSHFIELD TOWN CLERK
RECEIVED

2021 JUL 27 PM 2:45

PRESENT: Mike Biviano, Chair
Katie O'Donnell
Fred Monaco
Nik Pappastratis
Kevin Cantwell – arrived 7:10
Peg Davis, Associate Member – arrived at 7:50

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

At 7:06 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. Biviano, Aye.

Public Hearing – DJ Sullivan WRPD Special Permit Modification (cont'd)

Adam Brodsky presenting for the applicant. Mr. Brodsky reminded the Board that the applicant is requesting a change of use to the contract artist bay. The last hearing was May 10, 2021.

One tenant, Lumber Jacks, is leaving and Masse Builders will be taking over that rental bay. Roth Builders is changing their business to only new boat construction. There will be no outside boat storage. Unfinished boat shells will be stored outside. They have eliminated the berm around the catch basin. The applicant will be updating the site plan. The fire department has inspected the building and indicated it complies with Fire Regulations. They have submitted hazardous waste training certificates for Roth Builders and DJ Sullivan.

Mr. Guimond explained that he has discussed the site with Ed Eichner. Mr. Eichner has suggested adding 3 monitoring wells. Mr. Eichner will provide some additional information on the details of the wells. Mr. Guimond stated the he recommends monitoring twice a year. Staff are looking for an update on the status of the pavement and berms around the site. Mr. Sullivan says the pavement drains towards the catch basins and berms are not necessary. Staff are still waiting for the applicant to submit a complete set of SDS sheets.

Mr. Guimond stated that the hearing can be closed and we can wait for the additional information such as the site plan, SDS sheets, quantities of chemicals stored on site and floor plan to be submitted. The monitoring wells will be conditioned as part of the decision.

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. Biviano, Aye; Mr. Cantwell, Aye.

Public Hearing - Resource Way Definitive Subdivision (cont'd)

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. Biviano, Aye; Mr. Cantwell, Aye.

Terry McGovern updated the Board on changes since the last meeting. The applicant has been meeting with the Conservation Commission and has updated the plan to address the issues raised by Conservation. The basin has been pulled back from the resource area buffer, providing less clearing and grading as a result. Mr. McGovern stated that they have addressed all of Pat Brennan's comments and DPW's comments.

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. Biviano, Aye; Mr. Cantwell, Aye.

Mr. Biviano moved to approve the definite subdivision plan for Resource Way. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye; Mr. Cantwell, Aye.

Public Hearing - ACE Hardware PMUD/WRPD Special Permit Public Hearing (cont'd)

Mr. Verrochi has submitted a request to continue the Ace Hardware PMUD/WRPD and ANR.

Mr. Biviano made a motion to accept the applicant's request to continue the public hearing and ANR to August 9, 2021 at 7:05pm, Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Discussion of Possible Fall Town Meeting Zoning Changes

Mr. Guimond explained that he plans to have a public meeting with some of the residents at Highland Green and The Seasons to review some of the changes and get comments before the changes are on the warrant. The board is welcome to attend. We will have a public hearing in September.

Mr. Guimond summarized the proposed zoning changes that the staff have proposed for the Fall Town Meeting. Changes include:

- Corrections to the sign bylaw for standing signs in the I District for standing signs to specify 40 sq.ft. Also added a clarification that standing sign are limited to two sides.
- Moving the PMUD bylaw to the overlay district section of the Zoning Bylaw
- Creation of an affordable village in the PMUD
- Correction to Table of Use for large-scale solar installation
- Changes to PMUD bylaw. Most of the changes have been previously reviewed with the Board. The number of residential units in the PMUD shall not exceed 65 units however; units permitted through 40B process do not count towards this number. New language was added for the proposed affordable village to be allowed on the south side of Commerce Way The design requirement of the Affordable Village would be for the density to be lower (duplex) in the eastern portion of the property with triplex units and then fourplex units as you move west towards the

existing Modera development.

- Clarifies where Mixed Use Building with residential above would be allowed
- Adds a new mixed-use building category in the Table of Use for B-1 district
- Adds a new section to the Zoning Bylaw to provide design and review standards for the Special Permit proves that would allow residential units about commercial in the B-1 District.
- BRVO changes such as the first floor does not need to be 100% commercial. It could be 40% residential for entry and storage. Changes to the boardwalk requirements would not require a continuous boardwalk. Proposing full 3 floors with a building height of 35 ft., including a 6-foot step back on the third floor. Ten percent of the total units need to be affordable. Ms. O'Donnell is concerned about residential in a flood zone, increasing congestion and parking requirements. Another change in the BRVO would make the Planning Board the SPGA.
- Accessory apartment change would remove the 3-year waiting period. The accessory apartment must be owner occupied.
- Floodplain Zoning section needs to be corrected to remove certain special permit language.in Section 15.19 item a.
- Added a definition of Yield Plan to clarify what is a yield plan to determine the base density in Age Restricted Adult Villages and Open Space Residential Developments.
- Clarification of the requirement of a Yield Plan to determine base density in the OSRD bylaw without waivers.

Warrant opens August 9th and closes on August 19

Board/Staff Reports

The Local Rapid Response Plan has narrowed down the subject areas to include the following:

- Pedestrian safety improvements
- Floodable containers
- Resilient business toolkit
- Parking plan

The grant program should wrap up in the beginning of September

APPROVAL OF MINUTES (6/14/2021)

Mr. Biviano moved to approve minutes of 6/14/2021. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

ADJOURNMENT (ROLL CALL VOTE)

Mr. Biviano moved to close the meeting at 8:16 PM. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.