

MARSHFIELD PLANNING BOARD
Meeting Minutes
December 13, 2021 – 7:00 PM
Remote Meeting

MARSHFIELD TOWN CLERK
RECEIVED

2022 JAN 11 PM 2:57

PRESENT: Mike Biviano, Chair - absent
Katie O'Donnell
Fred Monaco
Nik Papastratis
Kevin Cantwell

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

At 7:01 PM, Ms. O'Donnell moved to open the meeting. Mr. Papastratis seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Papastratis, Aye; and Mr. Cantwell, Aye.

Public Hearing for Street Improvements to a Portion of California Street to Holyoke Ave

Ms. O'Donnell moved to open the public hearing. Mr. Papastratis seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Papastratis, Aye; and Mr. Cantwell, Aye.

Jamie Bissonette presented for the applicant, Elliot Schneider. California Street is a private road off Holyoke Ave. The applicant is looking to improve California St within the right of way and provide improvements at the Holyoke Ave intersection. Holyoke Ave will be 20 ft. wide with a berm on each side and California St will be 18 ft. wide with a berm on each side. The applicant is proposing only one house lot.

Pat Brennan, from Amory Engineers presented a letter to the Board dated November 10, 2021 with 13 comments. HydroCad Drainage calculations show that the drainage will handle up to 100-year storm.

Mr. Guimond started that the Mr. Brennan's comments could be included as conditions of the approval. A long-term drainage plan needs to be developed for the area of Silver Pines. Boulders or a guardrail should be installed at the end of California St. to block access to the town owned land. The applicant needs to provide an as-built plan. DPW requires reinforced concrete pipe. DPW would also like bollards on Holyoke Ave

Ms. O'Donnell made a motion to close the public hearing for the Street Improvement for Plan for California St. Mr. Cantwell seconded. The vote was Ms. O'Donnell, aye; Mr. Papastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.

Ms. O'Donnell made a motion to approve the Street Improvement Plan for California St. with conditions as suggested by DPW, Pat Brennan, including boulders and an as-built plan. Mr. Cantwell seconded. The vote was Ms. O'Donnell, aye; Mr. Papastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.

Public Hearing on Subdivision and Special Permit Rules and Regulations –

Ms. O'Donnell made a motion to open the public hearing for the Subdivision and Special Permit Rules and Regulations. Mr. Cantwell seconded. The vote was Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.

Mr. Guimond presented changes to the Rules and Regulations in three areas of the regulations: subdivision of land, Planned Mixed Use District section, and new rules and regulations for the mixed-use over commercial permits.

Mr. Pappastratis asked why we proposed to extend with the dead end length from 600 ft to 800 ft. Mr. Guimond explained that we get many requests for longer dead ends and 800 ft was a compromise. We already have a limit of eight houses on a dead end.

Ms. O'Donnell asked if we should be looking at a penalty fee for incomplete or inaccurate application. Mr. Guimond said more applicant are taking advantage of pre-application meetings before filing.

Ms. O'Donnell made a motion to approve the proposed changes to the Subdivision and Special Permit Rules and Regulations and close the public hearing. Mr. Monaco seconded. The vote was Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.

Vote on Quincy Credit Union Special Permit

Ms. O'Donnell made a motion to approve the Quincy Credit Special Permit decision as written Mr. Pappastratis seconded. The vote was Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.

Board/Staff report

Ms. O'Donnell moved to approve the proposed dates for Planning Board meetings in 2022. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye.

Request for Advice Zoning Board of Appeals

Staff have been responding to ZBA applications as appropriate. Board does not support an additional wall sign for South Shore Buds.

APPROVAL OF MINUTES (11/1/2021)

Ms. O'Donnell moved to approve minutes of 11/1/2021. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye.

ADJOURNMENT (ROLL CALL VOTE)

Ms. O'Donnell moved to close the meeting at 7:47 PM. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.