

MARSHFIELD PLANNING BOARD
Meeting Minutes
November 1, 2021 – 7:00 PM
Remote Meeting

2021 DEC 15 AM 10:24

PRESENT: Mike Biviano, Chair
Katie O'Donnell
Fred Monaco – joined at 7:10 PM
Nik Papastratis
Kevin Cantwell
Peg Davis, Associate Member

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

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

Public Hearing for Quincy Credit Union WRPD/PMUD Special Permit

Mr. Biviano moved to open the public hearing on Quincy Credit Union and waive the reading of the public notice. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Papastratis, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye.

Steve Guard and Randy Miron are present for the applicant. The facility will be at 751 Plain St. It is the site of a previously approved bank. The application is very similar to the previous application. The application includes 1748 sq. ft. building on the corner of Enterprise Drive and Plain St. Access is from the signalized intersection.

Architecture includes modern geometric form. Typical bank hours Monday – Saturday. Using the previous traffic study.

Pat Brennan has reviewed the plan and had only three comments that the engineer has already addressed. The site plan is the same as the previous application.

Mr. Guimond stated that there should be a landscaped buffer along Rte 139. Need to add a few trees. The application meets the nitrogen-loading requirement. The applicant will need to submit a \$28,259 for the traffic mitigation fund.

Ms. O'Donnell is concerned about the lighting. Ms. Davis is concerned about the sky light being a distraction at night. Mr. Guard explained the sky light is made of a frosted glass and will be more of a glow

Ms. O'Donnell asked about the status of the trees on the west side of the building but Mr. Brennan explained that they are not part of this lot. Ms. O'Donnell would like to see more landscaping detail. Mr. Papastratis questioned if there was traffic signage for one-way traffic.

Mr. Guard said they would submit a more detailed landscaping plan.

Mr. Biviano made a motion to recommend approval of the special permit with the written record open until 11/12 at 9am. Ms. O'Donnell seconded. The vote was, Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye.

Mr. Guimond will have a draft decision for the next meeting on November 15th.

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.

Cranberry Cove Surety Discussion/Release –

Mr. Guimond stated that the applicant, Jack Dawley from Northland Residential, would like to have some surety returned to him. The as built has been submitted but does not show concrete pass and aprons on the sidewalks. The applicant does not want to install the concrete sidewalk aprons.

Kenneth Blay spoke for the residents. He is concerned that the trees that have been installed will die because they have not been installed correctly. He is also concerned that if the concrete aprons are not installed that the street will not be able to be accepted by the town.

Mr. Biviano stated that no surety will be released tonight and if the applicant wants any changes, he can come in and request a modification.

Chestnut Hill Discussion/Minor Modification on Sidewalk

The applicant would like to discuss with the board not installing the sidewalk from the last house (#695) down to Ferry St along the northerly side of Holly Rd. The sidewalk is installed on the southerly side. The applicant would be interesting in donating the remaining money to the sidewalk fund

Mr. Brennan will submit an estimate of the sidewalk installation. Mr. Biviano stated that if the applicant was will to donate the cost of the sidewalk installation to the sidewalk fund, the Board may be will to waive the requirement of the sidewalk in the area down to Ferry St.

Board/Staff report

Mr. Guimond explained that we have been working on the rules and regulations and we are looking to have a public hearing in December.

Mr. Guimond met with the engineer for Garretson's Bog today.

Adelaide has had some severe erosion that needs to be addressed. The retaining wall has not been installed yet. Greg Gibbs will be invited to the next meeting to discuss the status.

MVP meeting has been postponed to November 10.

We have received Modera Phase II first draft plan. Comments are due on November 10th.

Request for Advice Zoning Board of Appeals

Staff have been responding to ZBA applications as appropriate.

APPROVAL OF MINUTES (9/27/2021 & 10/18/2021)

Mr. Biviano moved to approve minutes of 9/27/2021 & 10/18/2021. 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 8:00 PM. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.