

MARSHFIELD PLANNING BOARD
Meeting Minutes
February 6, 2023– 7:00 PM
Remote Meeting

PRESENT: Katie O'Donnell, Vice Chair
Kevin Cantwell
Fred Monaco
Nik Pappastratis
Scott DeCastro, Associate Member

ABSENT: Mike Biviano, Chair

ALSO PRESENT: Greg Guimond, Town Planner

At 7:01 PM, Ms. O'Donnell made a motion to open the meeting. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Monaco, Aye.

Progress Way Lot Release

Ms. O'Donnell made a motion to release Parcel B on Progress Way, which is to be merged with 125 Commerce Way. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Monaco, Aye.

ANR Plan Birch Rd

Mr. Guimond explained that there was a slight change in lot lines of approximately 244 square feet to correct side yard setbacks. Ms. O'Donnell made a motion to endorse the ANR for Birch Rd. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye, and Mr. Monaco, Aye.

ANR Plan 132 Highland Street (81L)

Ms. Amy Troupe presented as the applicant and explained the history of the lot. She stated that they are applying under 81L.

Mr. Guimond explained that 81L requires that both structures must have existed before the Subdivision Control Law in 1956 in order to divide a lot. Staff have not been able to prove that both structures were built before 1956. The two buildings on Lot 1 existed prior to 1956 but staff cannot determine that the structure on Lot 2 existed before 1956. Under the ANR process, the Planning Board has three options: approve, deny, or take no action. If the Board takes no action, after 21 days the Town Clerk can sign off on it as a conditional approval. Mr. Guimond recommended the Board take no action since staff cannot prove that the building on Lot 2 existed before 1956. The Board agreed and decided to take no action.

965-985 Plain Street

Ms. O'Donnell made a motion to continue the public hearing for 965-985 Plain Street with no testimony taken tonight to February 27, 2023. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Monaco, Aye.

Juniper Road Street Decision

The decision is not available. We are waiting for some plan additions. The decision will be postponed to the next meeting on February 27, 2023.

Board/Staff Report

The Town has received a letter today from a non-profit legal group looking to take legal action against the Town if we do not move forward with the MBTA Communities law. Therefore, we will be presenting MBTA communities information at the economic development workshop coming up on February 15, 2023.

We have also had issues at Adelaide regarding the required retaining wall on Lot 13A. Greg Gibbs is also trying to sell Lots 1 and 5 without meeting the requirements of the WRPD Special Permit.

Minutes – 1/9/2023 & 12/5/2022

Ms. O'Donnell made a motion to approve the minutes of December 5, 2022 and January 9, 2023. Mr. Cantwell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Monaco, Abstain.

Adjournment (Roll Call Vote)

Ms. O'Donnell made a motion to close the meeting at 7:26 pm. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye, and Mr. Monaco, Aye.