

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
February 27, 2023– 7:00 PM  
Remote Meeting

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

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

At 7:00 PM, Mr. Biviano made a motion to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; and Mr. Biviano, Aye.

**ANR Plan (37 Cornhill Lane)**

Mr. Guimond explained that the ANR for 37 Cornhill Lane does not create any new lots. It is just a reconfiguration of former Lot 1 and Lot2. Mr. Biviano made a motion to endorse the ANR. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; and Mr. Biviano, Aye. The vote was 4-0.

**612 Plain Street Modification to Scope and Frequency of Testing**

Based on the previously submitted monitoring reports for 612 Plain St, the applicant has requested a reduction in the sampling frequency to semi-annually and a reduction in the monitoring parameters required under the WRPD Special Permit. Mr. Guimond recommends approval of this minor modification request. Mr. Guimond also recommends that the spring testing is due no later than April 15 and the fall testing is due no later than October 15.

Mr. Biviano made a motion to grant the minor modification to the WRPD decision. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Mr. DeCastro, Aye; and Mr. Biviano, Aye. The vote was 5-0.

**Continued Public Hearing on 965-985 Plain Street Subdivision**

Steve Guard, attorney, presented for the applicant and provided a status of the application. They have reviewed and addressed all comments. They have minimized the drainage on town property. They have divided parcel C into two pieces. Added four street trees along Plain Street. Moved trees into the public road layout and shifted the sidewalk up against the road for Road B. The applicant contacted MassDOT regarding Parish Path and stated that MassDOT is not concerned with the location to the light at School St.

Pat Brennan, Board's review engineer, has reviewed the revised plans and stormwater design, he is comfortable with the design, and his previous comments have been resolved. Mr. Brennan suggested a condition of approval would be the relocation of the existing septic system at 975 Plain St.

Shauna Manning, 32 Parish Path, is still concerned about turning left from Parish Path onto Plain St. Mr. Guimond stated that Sowing Seeds was not in favor of allowing residents of Parish Path to cross their driveway to access School St during events.

Erin Skeffington, 27 Parish Path, is concerned that Sowing Seeds might put up a fence to block access to their parking lot. Sowing Seeds said the sign restricting access to the parking lot was for insurance reasons.

Mr. Guimond suggested that the Board close the hearing and he will draft a decision for the next meeting.

Mr. Biviano made a motion to close the public hearing on 965-985 Plain Street. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye, Mr. Monaco, Aye; and Mr. Biviano, Aye. The vote was 4-0.

#### **Juniper Road Street Improvement Plan Decision**

Mr. Biviano made a motion to approve the Juniper Road Street Improvement decision. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye, Mr. Monaco, Aye; and Mr. Biviano, Aye.

#### **Board/Staff Report**

Staff will be holding a meeting on the Beach Nourishment Project on March 9<sup>th</sup>. At the next Planning Board meeting will be the public hearing on the zoning articles, the Plain St. decision and discussion of the MBTA communities.

#### **Adjournment (Roll Call Vote)**

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