

MARSHFIELD PLANNING BOARD

Meeting Minutes

May 22, 2023– 7:00 PM

Remote Meeting

PRESENT: Mike Biviano, Chair
Kevin Cantwell
Fred Monaco
Katie O'Donnell
Nik Pappastratis

ABSENT: Scott DeCastro, Associate Member

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

At 7:02 PM, Mr. Biviano made a motion to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.

Minutes (3/13/2023, 4/10/2023, 4/24/2023)

Mr. Biviano made a motion to approve the minutes of March 13, 2023, April 10, 2023 and April 24, 2023. Mr. Monaco seconded. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye. The vote was 5-0.

Vote to release a portion of the road surety for Chestnut Hill Subdivision (Holly Rd)

Mr. Biviano made a motion to release \$167,772 of surety for Chestnut Hill Subdivision. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; and Mr. Biviano, Aye.

Modification of the Filling of Land Special Permit for Lot 13A (#22) Adelaide Way

Mr. Guimond explained that the property owner, Zach Nigro was present. Mr. Guimond showed the revised plan showing the driveway that was received today. Two retaining walls have been added on the side of the house. Trap rock runs along the side of the property lines is greater than 3:1 slope. The rest of the lot is shown to be 3:1. Mr. Nigro did not have any more information to add. Mr. Guimond explained the response from the applicant's engineer to staff comments. Staff would like to still roof drains installed to get as much water in the ground as possible. Site plan now requires highway slop mix, which can be mowed as often as the applicant prefers. Silt socks should be installed immediately along the side and rear of the lot.

Mr. Biviano made a motion to approve the modification to the special permit with conditions as discussed tonight. Mr. Cantwell seconded. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye. The vote was 4-1 in favor.

APPROVED – JUNE 26, 2023

Mr. Biviano made a motion to close the public hearing. Ms. O'Donnell seconded. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.

Adjournment (Roll Call Vote)

Mr. Biviano made a motion to close the meeting at 7:21 pm. Ms. O'Donnell seconded. The vote was Mr. Cantwell, Aye; Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.