

MARSHFIELD PLANNING BOARD
Meeting Minutes
July 10, 2023– 7:00 PM
Remote Meeting

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

ABSENT: Mike Biviano, Chair
Kevin Cantwell

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

At 7:05 PM, Ms. O'Donnell made a motion to open the meeting. Mr. Monaco seconded. The vote was Mr. Monaco, Aye; Ms. O'Donnell, Aye; and Mr. Pappastratis, Aye.

ANR Plan for Timothy Connor (off Plain Street/Enterprise Drive)

Brian Taylor, Stenbeck & Taylor, on behalf of the applicants, Tim Connor and Franklin Realty Trust (Ed Perry/WATD), explained that the ANR was a land swap of Lot A with Lot B. Mr. Guimond explained that the new lot for WATD does not have frontage on Enterprise Drive

Ms. O'Donnell made a motion to endorse the ANR for 795 Plain Street. Mr. Monaco seconded. The vote was Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Ms. O'Donnell, Aye. The vote was 3-0.

John Sherman (Wright's Way) Sidewalk Waiver Request

Mr. Guimond explained that conditions on-site make construction an ADA compliant sidewalk difficult. The applicant, Paul Driscoll, is requesting a waiver not to build the sidewalk and has agreed to a contribution of \$23,365 to the sidewalk fund.

Jordan Borchert, a resident of Wrights' Way, asked if the funds could be used elsewhere in the subdivision. Mr. Guimond explained how the sidewalk fund works and that there is priority list for sidewalk development and repair throughout town.

Ms. O'Donnell made a motion to approve the minor modification to waive the sidewalk for John Sherman Estates with the stated sidewalk fund contribution. Mr. Monaco seconded. The vote was Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. DeCastro, Aye; and Ms. O'Donnell, Aye. The vote was 4-0.

Special Permit Public Hearing for 937 Webster Street (continued)

Brian Taylor presented the application on behalf of the applicant. No footprint changes are being proposed. The Haymarket store is approximately 2800 square feet. Ten residential parking spaces are being proposed. There will be two 3-bedroom apartments on the second floor of the Haymarket building at 937R Webster St. The applicant is converting the apartment and office located in the house at 937 Webster to one 2-bedroom unit. The three parking spaces shown in the old Snow Road is employee

parking. This parking area has been shared with 933 Webster St. There will be a common area behind 937 Webster Street building that will include a fire pit, chairs and two shade trees.

Mr. Taylor said he is looking for license agreement for the Shoppes at Oceans Gate to use as an example.

The dumpster location needs to be redesigned.

Mr. Guimond stated that there are some outstanding questions. What is the existing condition of the buildings and what is the live load of the buildings. The applicant should consider reducing the number of bedrooms in the two apartments at 937R Webster to 2-bedroom units. The number of bedrooms has a direct connection with the parking requirements. A reduction in the parking would allow room for the dumpster. The applicant needs to submit a lighting plan.

Ms. O'Donnell made a motion to continue the public hearing for 937 Webster St without testimony to July 24, 2023 at 7:05pm. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; and Mr. Pappastratis, Aye.

Board/Staff Report

Mr. Guimond has draft zoning changes to the Floodplain Bylaw to reflect the new LOMR date. He is closing out this year's CZM Beach Nourishment Grant. The Town has also applied for another CZM grant to help purchase the material for the Beach Nourishment project. The Economic Development Plan is also wrapping up

Minutes (6/26/23)

Ms. O'Donnell made a motion to approve the minutes of June 26, 2023. Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; and Mr. Pappastratis, Aye. The vote was 3-0.

Adjournment (Roll Call Vote)

Mr. Monaco had to leave the meeting so there was no longer a quorum. The meeting ended at 7:52 pm.