

Marshfield Planning Board
Meeting Minutes
May 7, 2018 – 7:00 PM
Hearing Room 2

PRESENT: Mike Baird, Chair
Mike Biviano, J. Vice Chair
Fred Monaco
Katie O'Donnell
Nik Pappastratis

ALSO PRESENT: Greg Guimond, Town Planner
Kay Ramsey, Executive Assistant

Mr. Baird opened the meeting at 7:00 PM.

DIRECT GRANITE DISCUSSION AND VOTE DECISION
600 PLAIN STREET – WRPD SPECIAL PERMIT

The Board reviewed the draft decision and had no changes. Mr. Baird moved to approve the decision, dated May 8, 2018. Mr. Biviano seconded. The vote was unanimous.

PUBLIC HEARING (Cont.) – CHRISTMAS COVE OSRD – ANTHONY OLIVA

Mr. Baird moved to open the continued public hearing. Mr. Biviano seconded. The vote was unanimous. Mr. Jack O'Leary explained the revised plan. He said he addressed most of the concern including putting a 30' buffer all around on a separate parcel. This, however, made the road about 30' longer. Mr. O'Leary said the Board wanted the preliminary lotting plan to show the house locations and grading. That has been done. He added a manhole so the sewer and drain lines so not cross. There is still one crossing but it is outside of the right of way. He said the pipes will be encased in concrete. Mr. O'Leary said many of the stone walls will be displaced but they intend to use the stones to construct two walls at the entrance. They have submitted an updated waiver list.

Mr. Brennan said he's reviewed the revised documents and that many of his concerns had been addressed but that some remain.

The drainage basin is now on its own parcel. Bounds are proposed at the corners of the parcel. The drain line to the sediment fore bay is shown crossing the open space parcel. He said an easement may be required for that drain line.

The runoff volume will be increased to the northeast design point. It will flow down to Cove Creek which is a tidal creek. Because it is a tidal creek, Mr. Brennan said he does not believe the increased volume will cause offsite flooding. A waiver has been requested because the Planning Board regulations do not allow for increase in runoff volume.

The 20' wide easement strips which run parallel to the right of way are shown on the Landscape Plan but not on the Lotting Plans and no geometry is shown for the easements. He said on Sheet 13 of the plans, there are correctly 52 trees shown but on Sheet 12, there are still 48 trees..

Mr. Brennan said that although the Planning Board's cover requirement for the watermain is 4.5', the DPW standard of 5' should be met. The longer watermain was acceptable to the water supervisor and the plans show this longer watermain, A waiver is still required. The applicant should check with the fire department to be sure the water supply is adequate.

A letter from the NSRWA was submitted and many drainage concerns were expressed. Please refer to the letter in the Planning Board files for specifics. Mr. Guimond and Mr. Brennan will review the letter. Ms. Wolfe felt the issues brought up in the letter should be carefully considered.

Mr. Guimond said there were still some unresolved issues. A pipe channel is within the 50' buffer. He asked if there is a way to make the pipe shorter. Mr. O'Leary said it would require clearing of a lot more trees. Regarding the 30' setback – any way to pull back so as not to need a waiver? The waiver is not requested for the one sidewalk and there is no BFE shown on the plans which is a requirement. No Conservation Restriction has been submitted yet; nor has an MLC to show all taxes have been paid. The sight distance on Highland Street should be submitted. No conservation management plan has been provided. Mr. Biviano said that the thought has been to turn the conservation restriction to a non-profit group such as the Marshfield Conservation Commission, not to a Homeowner's Association. Mr. Guimond asked if they had their Natural Heritage Permit yet but they do not. He asked if the drainage basin would hold the 100 year storm event and Mr. O'Leary said it would.

Ms. O'Donnell said the CR should be submitted and recorded along with the plan. She asked if the Board has talked about the yield plan and how it meets the requirement of no waivers. Mr. Biviano said it has to show eight regularly sized lots. He thinks the yield plan is okay although it is not a typical cul-de-sac. It has an outside diameter of 140'. Ms. O'Donnell asked if they can fit those septic systems on the small lots and has the Board of Health commented? Mr. O'Leary said they will be using a shared septic system. They thought they would get Planning Board approval before going to the Board of Health. Mr. Guimond asked if the silt is about 10-12' deep on the test holes? Mr. O'Leary said yes. Mr. Guimond said the detention basin is only about 8' deep. He said in other projects he has seen that they put something like a manhole in the center of the basin. He suggested they take a look at it.

M. Biviano asked if moving the road over affects the wetlands but Mr. O'Leary said "not really". Mr. Baird said he is concerned about the setback. He said it is too close. It should be 50' from wetlands. Mr. O'Leary said the nearest home is way away and it is a very small isolated wetlands. Mr. Watsky said they needed to go to Conservation and they got their approval for

construction of the road only. There was no other way to practically design the roadway. There is a new area of wetlands being constructed. Mr. Guimond said they could remove the sidewalk and move the roadway over but they would only gain 6-8'. The Planning Board has the right to find whether it meets zoning. Mr. Watsky said there are easements for the pipeline. He thought the road and the open space would be managed by the Home Owner's Association. He asked if the Board wanted the Conservation Commission to hold the CR. He will craft an easement for the storm drain.

Mr. Mimko of 610 Highland Street asked if we have a current list of waivers and we do. There are nine. Mr. Lonergan said the yield plan is not acceptable. He thought the access road was a fire requirement but Mr. Guimond said the road just looped upon itself, didn't provide a second point of access, and it was better to get a buffer. Mr. Lonergan said the pouring water would be going into abutter's property. Mr. Hannahan said the storm water is a significant problem. Mr. Guimond asked Mr. O'Leary if there is gravel underneath and there is. He said they should consider putting the drain items in the filtration layer. Ms. Kathleen Carr asked who the trees would belong to and she also said she would like to see a fence designating where the CR is. They will be putting in concrete bounds and a post and rail fence.

Mr. Biviano said that the Declaration of Trust should clearly list what is required of the Homeowners; what their responsibilities will be. Mr. Watsky said he can expand on the O&M Plan. He will also have the Natural Heritage addendum.

Mr. Baird said many issues have to be addressed. He moved to accept an extension of the decision deadline to June 30th. Mr. Pappastratis seconded. The vote was unanimous. Mr. Baird moved to continue the Public Hearing to June 4th at 7 PM. Mr. Monaco seconded. The vote was unanimous.

MINUTES: Mr. Biviano moved to approve the minutes of 4/9/18 and 3/26/18. Mr. Monaco seconded. The vote was unanimous.

CHARTER: Ms. Ramsey explained the significance of the proposed Charter Change. The Board will discuss it further at the 5/21 meeting.

BOARD/ STAFF REPORTS

Mr. Guimond gave the Board a verbal synopsis of some of the various day to day issues and projects that are currently in progress.

- He said he will be taking the CRS course from June 4th through June 7th so he can understand the process.
- He is working with the Town Clerk on the Census project.
- He said that Town Meeting approved \$5000 to hire an intern to work on the GIS System but it will probably not happen until the new fiscal year.
- He said the MVP Grant that the Woods Hole Group suggested the Town might like to do \requires a lot of public input and he thinks it may be too soon try to get the public involved again. He asked what the Board recommended. The Board agreed.

- He said the Chamber of Commerce wants to rewrite the Economic Development chapter of the Master Plan.

Mr. Baird moved to adjourn the meeting at 8:50 PM. Mr. Biviano to seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board