

MARSHFIELD PLANNING BOARD  
MEETING MINUTES  
JUNE 18, 2018 7:00 PM  
TOWN HALL – HEARING ROOM 2

Present: Mike Baird, Chair  
Mike Biviano, Jr. – Vice Chair  
Fred Monaco  
Katie O'Donnell  
Nik Pappastratis

Also Present: Greg Guimond, Town Planner  
Kay Ramsey. Executive Assistant

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

PUBLIC HEARING – HIGHLAND GREEN – MODIFICATION TO ARAV/PMUD SPECIAL PERMIT – MT. SKIRGO VIEW RT

Mr. Baird moved to open the public hearing and to waive the reading of the public notice. Mr. Biviano seconded. The vote was unanimous.

Mr. Terry McGovern, Engineer for the applicant, said that there are new owners for the property. He gave a brief history of what has transpired ion the past and explained what the new owner (Kevin Sealund) proposed to do; namely changing the roadway profile, redesigning he public green with a revised landscape plan, realigning a portion of the roadway and reducing the number of affordable housing from 3 to 2.

Mr. McGovern said that because of the redesign of the roadway which will keep more distance from the prior development's septic system, there will be more grading involved. He said Building F will be lowered slightly to minimize grading but there will now be in excess of 12,000 cubic yards being removed.

Liam O'Connell showed a proposed landscape plan which he said was still being completed. He said there will be more plantings and more varieties of trees such as sugar maples and elms and Patriot Elms and red maples at the entrance. They can't do much planting on the leaching field but a portion is proposed to be meadow grass and wild flowers. There will be low decorative stone walls and low bushes for screening. All this will allay some of the previous concerns.

Mr. Sealund said that the reason for requesting a reduction in the affordable housing units is that they have reduced the number of housing units from the original 28 to 22. He is also proposing the improvements which he feels will make a big difference. He has spoken to the Housing Coordinator who has no problem with the reduction, - and since he is intending to actually build the affordable units rather than use the fee-in-lieu option, the Housing Partnership is also in

agreement in allowing the reduction. Mr. Biviano asked if the driveway was on the new road and it will be. There is no separate driveway. He asked if the unit reduction was due to residents' concerns and it was. Mr. Biviano said the Homeowner's Association should clearly point out what they are responsible for. Mr. Biviano said the Town is not making headway with the affordable units. He thinks the three affordable units should be built. Ms. O'Donnell asked if they could ask for a fee-in-lieu for the third unit.

Mr. Baird asked about the proximity of the fence and the type of fence. He asked if the parking is the same and it is. Mr. Freidel of 21 Old Woodlot Lane said the plan looks great. As far as the proposed fence, since the road is moved away, he'd prefer no fence. Mr. Guimond asked him if the lights from cars would bother him. He said he's used to the cars but he would like to talk to Mr. O'Connell.

Mr. O'Connell is going to work with Mr. Guimond's conceptual landscape plan to provide a final revised landscape plan. Mr. Biviano asked what would be used in between the buildings. Mr. O'Connell said it would be a diversity of evergreens, elms, white pines, junipers, and spruce. He will try to achieve a balance both of practicability and availability. He is a fan of using a reasonable size that will adapt and do well.

Ms. O'Donnell asked if there is an opportunity to get a fee in lieu for the third unit. Mr. Baird thinks that's fair to have two built and a contribution to the third. Ms. O'Donnell asked where the extra 12,000 c.y of fill would go. Mr. Last said it is staged down Enterprise Drive near the detention pile. Mr. Last said this was a challenging site and that the fill should be looked at in aggregate. Another part of the site will use that fill. Mr. O'Donnell asked if that works with the current earth removal bylaw. Mr. Last said it's all part of the large project. Ms. O'Donnell asked if the earth removal bylaw gets circumvented due to the disconnection from VRT? Mr. Guimond said this is a question to ask Town Counsel.

Mr. Bernie DuPuis of 6 Weathervane Lane said the neighboring development (The Seasons) owns the abutting septic system and those residents are in favor of this new design. He said the owners and builders did them all a big favor.

Ms. Armitstead of 27 Old Woodlot Lane asked about the walkway. Mr. McGovern said the sidewalk remains as shown. The pavement will be narrower. Mr. Sealund said they will put in the utilities and the easement could be modified but he hopes he can put the pavement in sooner rather than later. Mr. McGovern said that the right of way hasn't moved past her driveway.

The question of current street lights was brought up. They would like to have them taken out. Five are on Enterprise Drive and five are on Old Woodlot Lane but they are different projects and there are three different associations. Mr. Last said he is trying to work it out. Mr. Baird said he thinks it's beyond what they can require Mr. Sealund to do.

Mr. Guimond said it looks like these are remaining issues: Earth Removal Bylaw, Condo Docs; the lighting issue, final landscape plan and fee-in-lieu. Mr. Biviano suggested putting a mini-septic plan in the homeowner's association docs so that everyone knows just where it is and Mr. Sealund thought that was a good idea.

Mr. Baird moved to continue the public hearing to July 30<sup>th</sup> at 7:15 PM. Mr. Biviano seconded. The vote was unanimous.

#### PUBLIC HEARING (Cont.) CHRISTMAS COVE, OSRD/SUBDIVISION – ANTHONY OLIVA

No one from the Christmas Cove project team came. Mr. Guimond said the deadline for the decision is August 30<sup>th</sup>. Mr. Baird move to issue a denial if they could not get in touch with the applicant before the end of the meeting. Mr. Guimond used his cellphone to call Mr. O’Leary who said he thought the public hearing was continued to June 30<sup>th</sup> even though his own letter requested that it be continued to the 18<sup>th</sup>. Ms. O’Donnell said she is not supportive of allowing the continuance or of the whole project. She doesn’t feel that they have complied with the requirements for the Yield Plan. Mr. Baird moved to continue the hearing to July 30<sup>th</sup> at 7:15 PM providing that Mr. O’Leary send us by Email a request for extending the decision to October 30<sup>th</sup> and a request to continue the public hearing to July 30<sup>th</sup> at 7:15 PM. Mr. O’Leary emailed the required forms.

#### CHESTNUT HILL DRAINAGE ISSUES

Mr. Guimond said that there were drainage issues at Chestnut Hill. He said he will talk to the Building Commissioner to try to get help with enforcement. Mr. Biviano asked if it is designed to wash down and it is. Mr. Guimond said part of the problem is that there has been issues with 6 -the turnover in the Building Department. Mr. Swanson, DPW Project Engineer went on-site and took pictures which he submitted to the Board. Mr. Guimond will contact the building Commissioner. Mr. Daman, the applicant, has already been contacted.

COHASSET AVE : Mr. Guimond explained that the original lot owner got a street improvement plan approved by us but it was denied by Conservation. He went to the ZBA and got it approved to do the lot without doing the street improvement. Now he is selling the lot to a new owner who seems willing to do the street improvement. He asked if the Board would consider accepting surety before the pavement went in. Mr. Guimond told him that the Board has that capability now that it is in the Subdivision Rules and Regs but the Board would have to make that decision. Because the street improvement plan had a two year stipulation, Mr. Guimond asked if the Board would be willing to waive that requirement so that another public hearing would not have to be held. Mr. Brennan explained that it is now a gravel road that’s been there for years. He thinks there’s a couple of catch basins or one with a super elevated road. Mr. Brennan asked if the Board wanted him to do an estimate. He said he bases his estimates on Mass Highway but wants to be sure the Board would have enough money to finish the road if necessary. Mr. Baird moved to wait until we hear what he wants to do. He’s in favor of granting the extension. Mr. Biviano seconded. The vote was unanimous. He said to be sure we had enough money for Mr. Brennan’s time.

#### ASSOCIATE MEMBER – INTERVIEW

Ms. Peg Davis had sent in a resume to be the Board’s Associate Member. She said she moved to Marshfield in 1991 and has been involved in various committees including the COA. Mr.

Biviano asked what prompted her to want to be a member of the Planning Board. Ms. Davis said she is very interested in saving Open Space and yet allowing development in order to have revenue coming in to the Town. She wants to help try to keep the balance. She would like to spruce up the downtown and have the main street look more inviting. She'd like to see Marshfield's consultants use some constraint. Mr. Baird asked if she would be okay with running for election if a member should decide not to run again. She said she had no problem with that. Mr. Baird thanked her for her interest and said they would probably vote at their next meeting.

Mr. Baird moved to adjourn at 9 PM. Mr. Biviano seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board