



Marshfield Planning Board
Town Hall
870 Moraine Street
Marshfield, Massachusetts 02050-3498

November 15, 2021

Quincy Credit Union
c/o Steve Guard
Guard Law LLC
1165 Washington Street
Hanover, MA 02339

RE: 751 Plain Street (Quincy Credit Union) PMUD/WRPD Special Permit Certificate of Action

Dear Sirs:

At a regularly scheduled meeting of the Marshfield Planning Board, held on Monday November 1, 2021, with members, Michael Biviano, Jr., Katie O'Donnell, Fred Monaco, Nik Pappastratis, and Kevin Cantwell, present and voting, voted 5 to 0, to approve with conditions the Planned Mixed Use Development (PMUD) and Water Resource Protection District (WRPD) Special Permit application for Quincy Credit Union as shown on the plans entitled "Proposed Site Development Plans for Quincy Credit Union Proposed Bank with Drive-thru ATM, Location of Site: 751 Plain Street, Town of Marshfield, Plymouth County, Massachusetts, Map #D10, Block #3, Lots #10, 11, and portions of Lot #1A & 9, dated 09/29/2021, revised 10/26/2021 and prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.

The Planning Board opened and closed the special permit public hearing for this project on November 1, 2021. The Planning Board closed both the written record on November 12, 2021 at 9:00 AM.

Project Description:

The site is located on the south side of Route 139 (Plain Street) and the west side of Enterprise Drive. The site is in the underlying Industrial (I) District and is within the PMUD overlay district as well as a Water Resource Protection Overlay District. Adjacent to the site is the relocated Enterprise Drive to the east, the Ming Dynasty and Anthony's Pizza to the north, the professional offices at 769 Plain Street to the west and 76 Enterprise Drive (Eversource) to the south. The 36,851 sq. ft. site is covered by the Route 139 Grandfathering clause (305-6.06) added at the Annual Town Meeting of April 2012. This clause addressed properties fronting on Route 139 (Plain Street) whom lost

area or frontage due to the eminent domain takings as part of the Highway widening project. This site was also affected by the relocation of Enterprise Drive having been previously part of a larger VRT property (D10-03-01A).

Due to the road relocation, the site needed and received a variance on the minimum acreage requirement for PMUD proposals by the Board of Appeals. This variance request was supported by the Planning Board because it was a result of the road relocation as part of the MassDOT Route 139 improvements. The site is currently cleared and level.

One March 24, 2020, a PMUD/WRPD Special Permit Certificate of Action was issued by the Planning Board for the construction of a retail bank by a previous applicant.

The proposed project includes the construction of a new 1,748 SF freestanding “Quincy Credit Union” and remote drive-through ATM with a bypass lane along with new paved parking areas, landscaping, storm water management components and associated utilities. The proposed project includes 22 new parking spaces; one of the parking spaces is an accessible parking space, which is in conformance with the guidelines of the Americans with Disabilities Act (ADA). The project includes a one-way entrance only from Relocated Enterprise Drive and a one-way exit only to Enterprise Drive. The proposed project also includes a sidewalk connection from the sidewalk along Relocated Enterprise Drive to the proposed bank to provide adequate pedestrian access from off-site.

The proposed site has been designed to include a new stormwater system. The stormwater system includes multiple catch basins and drain manholes, a sediment forebay, and an infiltration basin at the southerly portion of the site. Landscaping for the proposed project is shown on the landscaping plan revised 11/11/2021. The site plan provides for total nitrogen-loading concentration of 3.55 mg/l, which is 3.9% higher than previously approved project (3.41 mg/l) but still well below the 5 mg/l requirement.

Materials Submitted for the Record:

The Planning Board has taken into consideration the testimony of the applicant and communications and testimony from the various Town Departments. The hearing was opened on November 1, 2021 and closed that evening.

The application, notice of the public hearing, exhibits, minutes of the hearing and all written submissions received in the course of the proceedings are contained in the Planning Boards’ official file for the Special Permit and are hereby incorporated into the record by this reference.

Findings:

1. The property is located within the (Furnace Brook well field) Water Resource Protection District and a Planned Mixed Use Development overlay district. The underlying zoning district is an I-1 Industrial District.
2. The Planning Board's primary responsibility under the Water Resource Protection district is to prevent contamination of and preservation of the quantity and quality of ground and surface water, which provides existing or potential water supply to the Town of Marshfield. This is done by the restrictions on some uses, and on the amounts of petroleum, fuel oil, heating oil and hazardous waste that can be stored on site and limitation on nitrogen loading (use of fertilizer) and impervious surface coverage.
3. The use (bank) is an allowed by special permit use in the PMUD overlay district.
4. The applicant has addressed nitrogen-loading concerns by modifying the site plans dated 10/26/2021.
5. The application as modified and conditioned meets the requirements of both the Water Resource Protection District and the Planned Mixed Use Development sections of the By-Law.

Based on the findings listed above, the Planning Board voted 5 to 0, to approve the special permit application for the 1,748 square foot Quincy Credit Union building subject to the following conditions of approval.

Conditions:

The Board's decision to grant the approval is subject to the following conditions:

1. This Special Permit decision and site plan shall be recorded at the Plymouth County Registry of Deeds by the applicant. Proof of recording of both items shall be submitted to the Planning Board.
2. The applicant shall submit \$1,000 with the Planning Board for costs associated with inspections of the development by the Planning Board's Inspector during the redevelopment, to be supplemented as needed. Any unused funds shall be returned to the applicant upon written request.
3. The applicant shall schedule a pre-construction meeting with the applicant's general contractor, Town Planner, Planning Board Inspector and Town Engineer.
4. The applicant shall submit \$28,259 towards the applicant's fair share of the Rte 139 Traffic Mitigation Fund.

4. The building shall be limited to two (2) wall signs per section 7.02 General Sign Regulations, E, of the Zoning Bylaw.

5. All signs including the free standing directory sign shall comply with the Town's sign by-law, including section 7.02 ,D, No flashing or animated signs.

6. Any fill material used on the property shall not contain any solid waste, toxic or hazardous materials, or hazardous waste. The applicant shall provide adequate documentation to the Planning Board to ensure that only clean fill is used on site. The Planning Board may require soil testing by a certified laboratory at the applicant's expense. The Planning Board's Subdivision Inspector shall have the right to inspect all fill material brought on site and may reject any loads that appear to have solid waste, toxic or hazardous materials, unusual odors or any materials prohibited in the WRPD.

7. During construction, the applicant shall ensure adequate protection against toxic or hazardous materials discharge or loss through corrosion, accidental damage, spillage, or vandalism through such measures as provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials, and indoor storage provisions for corrodible or dissolvable materials.

8. The parking lot and catch basins shall be cleaned at least once a year (late spring). Proof of cleaning of both the parking lot and catch basins shall be provided to the Planning Board.

9. The use of deicing solvents or salts on the driveway, walkways and parking areas is prohibited.

10. The storage of untreated snow is only allowed on paved surfaces to ensure that all snowmelt is channeled to the storm water management treatment system.

11. The Planning Board reserves the right to clarify, amend, or modify this decision upon application by the property owner/applicant or upon its own motion after considering additional written information or testimony at a duly noticed public hearing.

14. This Special Permit shall expire two years from the date of issuance below if the requirements of the special permit have not been met by said date except for good cause, as determined by the Planning Board. This time period shall not include such time required to pursue or await the termination of an appeal.

Any person aggrieved by this decision may appeal it under the provisions set forth in Massachusetts General Law Chapter 40A, Section 15.

Marshfield Planning Board

Michael Biviano Jr., Chair

Fred Monaco

Nik Pappastratis

Katie O'Donnell

Kevin Cantwell

Date: _____

I certify that a copy of this decision, and all plans referred to in this decision, have been filed with the Planning Board and Town Clerk.

Narice Casper, Town Clerk

Greg Guimond, Town Planner

Date: _____

cc.

- Town Clerk
- Assessors
- Zoning Board of Appeals
- Engineering Department
- Water Department
- Board of Health
- Conservation Commission
- Police Department
- Fire Department