

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
March 23, 2015 – 7:30 PM  
Hearing Room I (Planning Board Office)

PRESENT: Karen Horne, Chair  
Mike Biviano, Jr.  
Tony Pina  
Chris Cunio, Associate Member

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

ABSENT: Mike Baird  
Bill Ivey

Ms. Horne moved to open the meeting at 7:30 PM. Mr. Pina seconded. The vote was unanimous.

DISCUSSION OF THE MARSHFIELD HARBOR, RIVERS AND WATERWAYS  
MANAGEMENT PLAN – WATERWAYS COMMITTEE

Mr. Guimond said he sent comments to the Waterways Committee. They made the recommended changes and they are reflected in the plan. The executive summary will be included in the Master Plan. Mr. Mike McNamara, Chair of the Committee, said they are looking for the Planning Board's approval. He said the plan has been 2 years in the making. Mr. Mike DiMeo, Harbormaster, said some of the items have already been completed such as the improvements to Peter Igo Park. He said that having the plan incorporated into the Master Plan would give more credibility to their plan and it helps to get grants. Mr. Pina asked if the plan discussed beach nourishment but Mr. McNamara said they skirted the edges of the beach issues since there are other entities who have authority over the beaches such as the Police, Conservation Commission and the Beach Director, Cindy Castro. Mr. Guimond said the Coastal Advisory Committee is being asked to take on the beach nourishment plan but since there are only three members on that committee, the Waterways Committee may be asked to help. Ms. Horne moved to support the Harbor, Rivers and Waterway Management Plan and to recommend to the Board of Selectmen that they approve it – and to include the Executive Summary as Section 9 in the Town's Master Plan. Mr. Pina seconded. The vote was unanimous.

REQUEST FOR RELEASE OF REMAINING LOTS, CRANBERRY COVE OPEN SPACE  
RESIDENTIAL DEVELOPMENT, MATT GOODFRIEND

Mr. Goodfriend submitted a check for \$135,737 which was the amount estimated in Pat Brennan's Cost to Complete. Ms. Horne moved to release the remaining lots – Lots 5, 6, 8, 9, 10 and 11. Mr. Biviano seconded. The vote was unanimous.

APPROVAL OF MINUTES - Ms. Horne moved to approve the minutes of March 9, 2015. Mr. Biviano seconded. The vote was unanimous.

MASTER PLAN UPDATE: Mr. Guimond said he is still waiting to get Chapter 10 from the Consultant. He preferred not to schedule the public forum date until the whole Master Plan draft is complete. After the public forum, he will bring the plan back to the Board for a vote.

PUBLIC HEARING – CHRISTMAS COVE OPEN SPACE RESIDENTIAL DEVELOPMENT  
- HIGHLAND STREET RT – ANTHONY OLIVA

Ms. Horne moved to open the public hearing for Christmas Cove. Mr. Biviano seconded. The vote was unanimous. Ms. Horne read the public hearing notice.

Mr. Jack O’Leary, Engineer for the applicant, asked if there was a full Board in attendance. It was explained that our Associate Member can vote on Special Permits but Mr. O’Leary said he was concerned about needing a unanimous vote. It was explained that the Board had adopted the rule allowing a member who missed one meeting would be allowed to vote after meeting certain conditions. Mr. O’Leary proceeded to explain the plan. The site includes 17.9 acres on the north side of Highland Street abutting N.E. Forestry land and Conservation land. The site at one time was a Christmas Tree Farm. There is a wetland line issue and Mr. O’Leary has asked his wetland scientist for verification but was told they would have to wait until the snow melts. Mr. O’Leary said the NHESP has a large footprint on the property and wants it actively managed as fields. They have imposed a lot of constraints on the site. The application is for 12 buildable lots. A shared septic system is being proposed to service all the lots but they are aware that this system will have to be approved by the Board of Health. Mr. O’Leary said that once approved by the Planning Board, they have to return to NHESP and some changes may have to be made. They are aware that this process will take a while. The yield plan shows 12 lots and 1 drainage lot with two access roads running parallel to each other., Ms. Horne said the yield plan has to meet the regulations with no waivers. Mr. Guimond suggested that they submit another yield plan showing strict compliance with the regulations but to keep the plan they submitted so that the Board can see options. They have to have that yield plan before proceeding further and they are also waiting for the applicant to solve the conservation issues. Ms. Horne explained to the abutters that there will be many hearings on this project but they were welcome to speak now if they wished. No one spoke. Ms. Horne moved to continue the public hearing to May 18, 2015 at 7:45 PM. Mr. Pina seconded. The vote was unanimous.

DISCUSSION OF TOWN MEETING ARTICLES – The second article which would allow changing regional planning agencies was discussed. Ms. Horne moved to support legislative action permitting the Town to change agencies. Mr. Biviano seconded. The vote was unanimous.

Because the warrant wasn’t printed, no more articles could be discussed.

PUBLIC HEARING – AMENDMENTS TO ZONING BYLAWS

Ms. Horne moved to open the public hearing for the amendments to the Zoning Bylaws. There were no residents in the audience. Ms. Horne moved to waive the reading of the public notice. Mr. Pina seconded. The vote was unanimous.

Mr. Guimond read and explained the four zoning amendments being proposed. Please see the complete articles available at the Town Clerk’s office and in the Planning Department. The Planning Board voted unanimously to recommend approval of all four articles.

Mr. Guimond said in the Storm Water Management article there was one word “or” which would need to be removed. Ms. Horne said to let the Moderator know there was a Scribbner’s error.

ECONOMIC DEVELOPMENT Mr Guimond advised the Board that the requested “homework” given by the Economic Developer, Erich Roht, had been submitted.

Ms. Horne moved to adjourn the meeting at 8:30 PM. Mr. Pina seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant