



Marshfield Planning Board

Town Hall
870 Moraine Street
Marshfield, Massachusetts 02050-3498

December 12, 2023

Ryan Frasca
PO Box 654
Marshfield, MA 02050

*** Electronic Recording ***

Doc#: 00004060

Bk: 58617 Pg: 33 Page: 1 of 6

Recorded: 01/22/2024 12:38 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds


2023 DEC 27 PM 12:50

MASSACHUSETTS RECEIVED

RE: Frasca Self-Storage Facility (off Plain Street) Water Resource Protection District
Special Permit Certificate of Action

Applicant / Owner: Frasca Realty LLC
Ryan Frasca, Manager
PO Box 654
Marshfield, MA 02050

Dear Sirs:

At a regularly scheduled meeting of the Marshfield Planning Board, held on Monday December 11, 2023, 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 Water Resource Protection District Special Permit application for the 86,000 Sq. Ft. Frasca Self-Storage Facility located on assessor parcel D10-02-16 as shown on the plans entitled "Site Plan Plain Street Assessor Parcel D10-02-16 Marshfield, MA., dated June 20, 2023 and revised October 3, 2023, prepared by Grady Consulting, L.L.C. 71 Evergreen Street Suite 1, Kingston, MA, 02364.

The Planning Board opened the special permit public hearing for this project on October 30, 2023. The public hearing was continued to November 27, 2023. However, due to a problem with the posting of the meeting notice the items on the November 27, 2023 meeting had to be rescheduled to December 11, 2023. The Planning Board, after listening to all comments, closed both the public hearing and written record on December 11, 2023.

Project Description:

The site is located on the south side of Route 139 (Plain Street) and is within the Town's Industrial District as well as in the Water Resource Protection Overlay District for the Furnace Brook and School Street Wells. Adjacent to the site is 795 Plain Street to the east and south, the Cask & Flagon and the Quirk Jeep dealership are to the north (across

True Copy Attest

Frasca Self-Storage Facility (D16-02-16)
WRPD Special Permit Decision

December 12, 2023

Town Clerk

Property Address: Plain St., Marshfield, MA 02050
BOOK 55190, Pg. 10

Plain Street), 835 Plain Street containing Cross Fit, Andy's Towing and other businesses are to the west. The site is 120,000 sq. ft. in size and more than half of the site (77,160 sq. ft.) is within the Water Resource Protection District (WRPD). The site is currently vacant. The proposed two story self-storage facility will be a total of 86,000 sq. ft. in size with a 43,000 sq. ft. foot print. The site when developed will provide 37,533 sq. ft. of open space which exceeds the required 30% of the lot to be open space.

The applicant has stated that there are no floor drains in the building and that the septic system is located outside of the WRPD overlay district. The nitrogen study after being adjusted with onsite soil information and the proposed stormwater drainage would result in a nitrogen loading of 2.6 parts per million (ppm), which is below the maximum 5 ppm requirement.

Materials Submitted for the Record:

The Planning Board has taken into consideration the testimony of the applicant and communications from the various Town Departments and residents presented at the public hearing. The hearing was opened on October 30, 2023 and was continued and closed on Dec 11, 2023.

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 and School Street well fields) Water Resource Protection District. The underlying zoning district is in the 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 (lawn size) 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 and impervious surface.
3. As part of this decision the Planning Board shall condition any other uses proposed on this property shall be required to file a modification of this special permit.
4. The nitrogen study after being adjusted with onsite soil information and storm water drainage design result in a nitrogen loading of 2.6 parts per million (ppm), which is below the maximum 5 ppm requirement.

5. The self-storage building metal roof will be coated with a plastic coating (Kynar or similar) to protect the ground water.
6. The building will not contain any floor drains, the parking lot and drainage system will provide storage of any spills on the site. The drainage system is design with oil and grease separator hoods.
7. The applicant will post in a prominent location the following notice in each storage unit and same language shall be on the signature page of lease agreements.

PROHIBITED

Storage or discharge of the following:

- A. Petroleum products, including fuel oil, heating oil, pesticides, herbicides, and gasoline;
- B. Sodium chloride, calcium chloride, or other chemicals for the removal of ice or snow;
- C. Any wastewater, including industrial or commercial process wastewater.

Based on the findings listed above, the Planning Board voted 5 to 0, to approve the special permit application for a 86,000 square foot Self-Storage building within the Water Resource Protection District subject to the following conditions of approval. Gd

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. There shall be no outdoor storage on the property. This condition will assist the project in achieving the WRPD performance standards.
3. The metal roof shall be treated with a plastic coating (Kynar or similar) as recommended by the Town consulting engineer. This condition will assist the project in achieving the WRPD performance standards.
4. The building shall not have any floor drains. The parking lot drainage system shall have oil and grease separator hoods.

5. The applicant shall submit \$750 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.
6. The applicant shall post the following notice in each storage unit and same language shall be on the signature page of lease agreements.

PROHIBITED

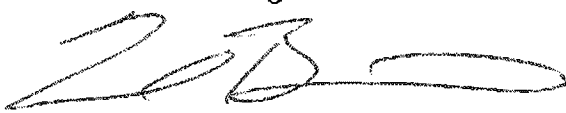
Storage or discharge of the following:

- A. Petroleum products, including fuel oil, heating oil, pesticides, herbicides, and gasoline;
 - B. Sodium chloride, calcium chloride, or other chemicals for the removal of ice or snow;
 - C. Any wastewater, including industrial or commercial process wastewater.
7. The Applicant/Owner shall provide an annual compliance certificate that the terms and conditions of this special permit have been met and that the drainage system has been cleaned and repaired if necessary.
 8. Fill material used in the rear of 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.
 9. The applicant shall comply with all conditions of this Certificate of Action.
 10. The Planning Board reserves the right to review bays on turn over.
 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.
 12. 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

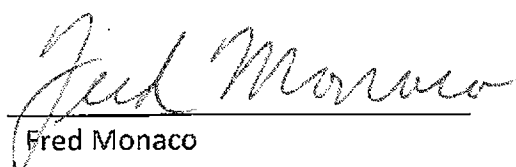
cause, as determined by the Planning Board. This time period shall not include such time required to pursue or await the termination of an appeal.

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

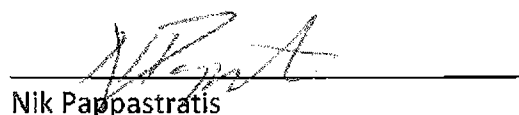
Marshfield Planning Board



Michael Biviano Jr., Chair



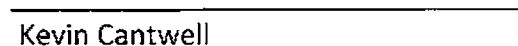
Fred Monaco



Nik Pappastratis



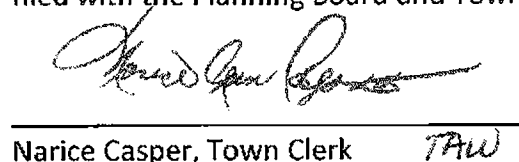
Katie O'Donnell



Kevin Cantwell

Date: 12/27/23

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

TAW



Greg Guimond, Town Planner

Date: 12/27/2023

cc.

Town Clerk
Ed Eichner, Water Scientist
Pat Brennan, Consultant Engineer
Assessors
Zoning Board of Appeals
Engineering Department
Water Department
Board of Health
Conservation Commission
Police Department
Fire Department



Office of the Town Clerk

870 Moraine Street
Marshfield, MA 02050

January 18, 2024

Michael Biviano, Chairman
Planning Board
Town Hall
Marshfield, MA 02050

Decisions: Grant of Special Permit Certificate of Action in the Water
Resources Protection District
Applicants: Ryan Frasca
Property Address: Plain Street Assessor's Parcel D10-02-16, Marshfield, MA
Applicants' Address: 835 Plain Street, P.O. Box 654, Marshfield, MA 02050
Plan Reference: Site Plan Plain Street Assessor Parcel D10-02-16 Marshfield, MA.,
dated June 20, 2023, revised October 3, 2023, prepared by Grady
Consulting, LLC, 71 Evergreen Suite 1, Kingston, MA 02364

Dear Mr. Biviano:

The decision regarding the above-captioned case was received in the Town Clerk's
Office on December 27, 2023.

The statutory twenty day appeal period has elapsed and no appeal has been made.

Respectfully yours,

Narise Ann Casper
Town Clerk

cc: Building Department
Applicants