

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
January 11, 2021 – 7:00 PM  
Remote/Zoom Meeting

PRESENT: Mike Biviano, Chair  
Katie O'Donnell  
Kevin Cantwell  
Fred Monaco  
Nik Pappastratis  
Peg Davis, Associate Member

ALSO PRESENT: Greg Guimond, Town Planner  
Karen Horne, Asst. Town Planner  
Kay Ramsey

At 7:10 PM, Mr. Biviano moved to open the meeting. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

**ZONING ARTICLES FOR SUBMITTAL TO SELECTMEN-ATM APRIL 2021**

Article A - No questions were asked by the Board.

Article B – Ms. Davis asked the residential accessory apartment was still owner occupied. Mr. Guimond said that would be discussed in the main article.

Article C – Mr. Cantwell asked where item e. under the Purpose section came from. Mr. Guimond said it was to keep everyone from having an accessory apartment. Currently there are 60 permitted accessory apartments in town with about 4 apartments permitted per year. The special permit granting authority will decide if an apartment is appropriate in a neighborhood. Mr. Cantwell said he thought Item d is sufficient and Item e is not necessary. Mr. Pappastratis said he is fine with adding a clarification. Ms. O'Donnell said she likes that we are acknowledging impacts such as water supply, traffic, etc. Board members do not like the word “unduly” and they suggest replacing the word with “excessively”, “significantly”, or “substantially”.

During discussion of the Applicability section, Mr. Guimond explained that the 400 ft<sup>2</sup> minimum means that the accessory building has a foundation. A question was asked about whether the accessory building needs to be existing. Ms. O'Donnell suggested removing the word “existing” from in front of the word “accessory Building”.

During discussion of the Review Criteria, Mr. Biviano questioned why the front setback was specified and not just for the zoning district. He suggested that it state that the accessory building should just comply with zoning setbacks. Mr. Guimond also noted that the 3-year waiting period has been changed to 1-year waiting period. Mr. Biviano said that that 1.5 times the minimum lot requirement for an accessory building is too much. Mr. Guimond explained that you only need the bigger lot is the accessory apartment is in the accessory building. Ms. O'Donnell stated that she was concerned about increasing density in certain

areas of town. Mr. Guimond explained that Item m stated that neither the main dwelling nor the accessory apartment may be sold separated from each other. Mr. Biviano questioned if that was legal and suggested that the Board check with Attorney Galvin.

Mr. Guimond explained Article D, E, and F. The Board did not have any questions.

Mr. Guimond said he is leaning toward pulling the accessory apartment bylaw and waiting until fall. The Board agreed to wait until fall town meeting for Articles B and C. The Board voted on Articles A, D, E, and F. Mr. Biviano made a motion to approve Articles A, D, E, and F. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

#### **STREET ACCEPTANCE REVIEW**

Mr. Guimond explained that DPW had proposed eight streets to be accepted at the Annual Town Meeting. Mr. Guimond stated that Horseshoe Lane, Cottage Lane, and Weir River Lane were in good condition and were a recent subdivision. The upper portion of Seth Sprague Drive was in good shape. The lower portion of Seth Sprague Drive has some issues. We have the as-built plans and we have money left in surety to fix the issues. Old Woodlot is in good condition. Stonybrook Rd (from Grove St to Telegraph Hill Rd in Spy Glass Landing), Ridge Rd, and Harlow Rd are older roads. Mr. Guimond stated that the street acceptance report from the Board is not needed until the next meeting. The report is for the Advisory Meeting.

**MINUTES:** Mr. Biviano moved to approve the minutes of 12/7/20 as amended by Mr. Cantwell. Mr. Monaco seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

**BOARD/STAFF REPORTS:** Mr. Guimond said that he was expecting plans for a solar farm on the Stearns property and a subdivision at the Garretson cranberry bog. He said he still needed to talk to the residents at the Seasons regarding possible zoning changes in the PMUD. He also mentioned that he received a call from D.J. Sullivan's attorney.

Mr. Biviano moved to close the meeting at 8:30 PM. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.