

MARSHFIELD PLANNING BOARD

Meeting Minutes

March 14, 2022– 7:00 PM

Remote Meeting

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2022 MAR 29 AM 9:59

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

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

At 7:00 PM, Mr. Biviano moved to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell and Mr. Biviano, Aye.

Public Hearing on Zoning Changes for the April Annual Town Meeting

Mr. Biviano moved to open the public hearing on the Zoning Changes. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Mr. Guimond explained that there are three proposed Zoning Changes for the upcoming Annual Town Meeting. All three proposed changes were submitted by the Select Board. The first change would add two new uses to the Table of Use, "For Profit Educational Use" and "Child Care Facilities." "For Profit Education Use" would allow a for profit school by special permit in the Industrial District. This change would allow educational use not covered by the Dover Amendment. "Child care facilities" would be permitted in all zoning districts. This change would make the Zoning Bylaw consistent with State Law. The last proposed change would amend the Zoning Bylaw to change the name of the "Board of Selectmen" to the "Select Board" and refer to the "selectmen" as members of the "Select Board."

There were not questions or comments from the Board or the public. Mr. Biviano made a motion to recommend approval of the zoning changes at Town Meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Mr. Biviano made a motion to close the public hearing on the zoning changes. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Continued Public Hearing WRPD Special Permit and Definitive Subdivision – Red Gold Farm

Mr. Biviano made a motion to continue the public hearing without testimony to March 28, 2022 at 7:05pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell and Mr. Biviano, Aye.

Vote on a Modification to the Special Permit for Proprietors Marketplace

Mr. Biviano made a motion to approve the modification to the Proprietors Marketplace Special Permit. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; and Mr. Biviano, Aye.

Vote on Minor Modification to the Special Permit regarding the Condition Regarding the Monitoring Well Testing Parameters for 612 Plain Street – DJ Sullivan

Mr. Biviano made a motion to approve the minor modification to 612 Plain Street, DJ Sullivan Collision Center Special Permit to reduce the number of testing parameters. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. DeCastro, Aye; and Mr. Biviano, Aye.

Vote to Accept the 2019 Housing Production Plan

Mr. Guimond explained that the Housing Production Plan was written in 2019 and approved by the Board of Selectmen and the Housing Partnership at the time. Due to the passing of the Housing Coordinator and COVID it was never submitted to the state. DHCD has now informed the Town that the Planning Board also need to approve the Plan. The Town will also be updating the plan in two years as part of the five-year cycle.

Mr. Biviano made a motion to approve the 2019 Housing Production Plan. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Approval Of Minutes (2/28/2022)

Mr. Biviano made a motion to approve the minutes of 2/28/2022. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.

Board/Staff report

Mr. Guimond updated the Board that the Conservation Commission has continued its public hearing on Red Gold Farm until April 5, 2022.

Adjournment (Roll Call Vote)

Mr. Biviano made a motion to close the meeting at 7:15 pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Mr. Biviano, Aye.