

MARSHFIELD PLANNING BOARD
Meeting Minutes
October 17, 2016 – 7:30 PM
Town Hall – Hearing Room 2

PRESENT: Karen Horne, Chair
Mike Biviano, Jr.
Stephen Maher
Tony Pina
Fred Monaco, Associate Member

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

ABSENT: Mike Baird

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

REQUEST TO SWAP LOTS – JOHN SHERMAN ESTATES

Mr. Guimond said that the applicants are asking to allow Lot 8 to have 4 bedrooms and Lot 12 to have 3 bedrooms. Both lots have been released. A similar request had been made and allowed by the Board previously where the applicant asked to swap the bedroom counts for Lot 12 to Lot 7 but the prospective buyer now wants to purchase Lot 8. The previous request had not been recorded. Ms. Horne moved to approve the swapping of the lots. Mr. Maher seconded. The vote was unanimous.

DISCUSSION – CANOE TREE WAY

On September 27, 2016, the Zoning Board of Appeals overturned the decision of the Building Commissioner, Case #16-47. The decision was filed with the Town Clerk on October 7, 2016. Mr. Guimond was disappointed with the ZBA decision and has been in discussion with Town Counsel on the matter. Mr. Guimond said the Planning Board has to October 27th if they wish to file an appeal. The applicant had stated to the ZBA that this particular lot was a lot of record and therefore he has the right to build on the lot. The ZBA concurred. Town Counsel feels that vital access is the key on lots of record. Mr. Biviano asked what our options are. Mr. Guimond said the Planning Board could appeal the decision but the Selectmen have not been in favor of one board suing another. Mr. Biviano said this decision would have a tremendous impact on the town, especially in areas such as Silver Pines and Kent Park. He's in favor of filing an appeal. He said Little's Lane had 30 years of fighting but someone finally built the road. Ms. Horne

moved to request that the Selectmen allow the appeal. Mr. Biviano seconded. The vote was unanimous.

MINUTES: Ms. Horne noted that one sentence was cut off from the minutes. Ms. Ramsey will fix it. Ms. Horne moved to approve the October 3, 2016 minutes with that one amendment. Mr. Biviano seconded. The vote was unanimous.

The proposed dates for future meetings were reviewed and accepted by the Board. The dates are as follows:

January	9	23	
February	6	27*	
March	6*	20*	
April	3	27	24 ATM
May	8	22	
June	5	19	
July	16	24	
August	7	21	
September	11	25	
October	16	30	
November	13	27	
December	11		

* These meetings will be held in the Planning Board office.

DISCUSSION ON RAIN GARDENS VS BIO-RETENTION SYSTEMS

Mr. Guimond submitted literature for the Board's information on rain gardens and bio-retention systems. He said the topic will be coming up for one of our future projects and he wanted the Board to be familiar with the difference between the two systems.

Ms. Horne moved to adjourn the meeting at 8:05 PM. Mr. Pina seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board