

MASHFIELD PLANNING BOARD  
Meeting Minutes  
October 3, 2016 - 7:30 PM  
Hearing Room 2

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

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

ABSENT: Steve Maher

DISCUSSION – POSSIBLE BLIGHT BYLAW

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

Mr. Guimond said that not many towns in Massachusetts have a blight bylaw. It could be either a General Bylaw or a Zoning Bylaw but most towns used it as a general bylaw since it is used to address a current issue. He said Town Counsel is not in favor of it and he had spoken with both the Building Inspector and the Board of Health who were also not in favor of it. Ms. Horne moved to table the discussion. Mr. Pina seconded and the vote was unanimous

BOARD/STAFF REPORTS:

Mr. Guimond spoke about the several courses being offered through CPTC and said there was money in the budget if any of the members would like to go. He said he would probably drive up with them as it is always a good refresher.

Modera - As expected, MassHousing gave their approval for the 40B but said the applicant should be prepared to address local concerns.

DISCUSSION – BRIDLE PATH VILLAGE - 40B – FERRY STREET - PETER ARMSTRONG

Mr. Guimond went over the draft comments he had prepared to send to the ZBA. He said the access is over an easement and not a right of way. There were approximately 14 waivers from the Planning Board's Regulations that are necessary but not requested in the application

submitted to the ZBA. There was also a waiver from the Zoning Requirement, Section 13.03 Water Resource Protection District that was not included in the application. Please refer to the file in the Planning Department or the ZBA for the complete list. Mr. Guimond said that the applicant stated that the property has public transportation near the site but the MBTA Commuter Rail is 6 miles to the north and the GATRA bus is about 1.2 miles away. He said he believes the development could be accomplished without the gravel removal that is proposed. Mr. Armstrong had stated that he needs the gravel removal in order to make the development profitable.

Ms. Horne questioned how the easement would work and Mr. Guimond said Town Counsel will have to look at it.

Mr. Biviano felt the memo was good but too lengthy. He asked Mr. Guimond to use a bullet form, which he will do so and then submit the revised comments to the ZBA.

PUBLIC HEARING (Cont.) INCLUSIONARY ZONING SPECIAL PERMIT – ZENAS  
BROOK WAY – TARA CALABRESE

Ms. Horne moved to open the continued public hearing for Zenas Brook Way. Mr. Baird seconded. The vote was unanimous.

Ms. Calabrese submitted a revised yield plan but it was sent after business hours last Friday. She requested that the hearing be continued and asked that the decision deadline be extended to December 9<sup>th</sup>. Mr. Guimond said it's crucial for the applicant to be able to show three by-right lots. He said the applicant is going to the Conservation Commission on October 18<sup>th</sup> so it probably would make sense to schedule the continued hearing after that date. Mr. Marathas asked why they were continuing the hearing again if the yield plan could still not show that the 3 lots could be done by right. Ms. Horne said this is a revised yield plan and it was just submitted. She said this is the third submittal. Mr. Marathas asked if it would be best to keep their questions until the continued hearing and Ms. Horne said that would be best. Ms. Horne moved to accept the applicant's request for a decision deadline until December 9<sup>th</sup>. Mr. Pina seconded. The vote was unanimous. Mr. Biviano moved to continue the public hearing to November 7<sup>th</sup> at 7:45 PM. Mr. Baird seconded. The vote was unanimous.

MINUTES: Mr. Biviano made one correction to the minutes of September 26, 2016 and moved to approve the minutes with that one correction. Mr. Pina seconded. The vote was unanimous.

Ms. Horne moved to adjourn the meeting at 8:15 P M. Mr. Pina seconded. The vote was unanimous.

Mr. Armstrong had stated that he needs the gravel removal in order to make the development profitable but because he is doing the affordable houses, he is getting a density bonus.  
Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board

