

MARSHFIELD PLANNING BOARD
Meeting Minutes
March 20, 2017 7:30 PM
Marshfield Town Hall, Hearing Room 2

PRESENT: Karen Horne, Chair
Mike Baird, Vice Chair
Steve Maher
Fred Monaco

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

ABSENT: Mike Biviano, Jr.
Tony Pina

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

Approval Not Required Plans

409 & 419 Moraine Street – Susan Larkin - Atty. Steve Guard explained the plan and submitted field cards and affidavits and other information. He said no lot lines were changed. There is a shared driveway. There is no frontage but that isn't a requirement for an 81L. Mr. Guimond recommended approval. Ms. Horne moved to endorse the plan entitled: Plan of Land, 409 & 419 Moraine Street, Marshfield, Ma dated March 10, 2017 and drawn by Stenbeck & Taylor, Inc. 844 Webster St., Suite 3, Marshfield, MA. Mr. Baird seconded. The vote was unanimous.

650 Holly Road and 795 Ferry St - Brian & Lindsey Travers - Mr. Guimond explained that this is an even swap of land and he recommended approval. Ms. Horne moved to endorse the plan entitled: Plan of Land in Marshfield, Ma showing the re-division of 650 Holly Road (Parcel IO13-01-05) and 795 Ferry Street dated March 9, 2017 and drawn by Morse Engineering Co., Inc., 19 Union Street, P.O. Box 92, Scituate MA. Mr. Baird seconded. The vote was unanimous.

REVIEW AND VOTE ON HIGHLAND GEEEN SPECIAL PERMIT

Because one of the voting members on this project was absent due to a family emergency, the Board continued the deliberations and vote until April 3, 2017.

REQUEST FOR RELEASE OF ENGINEERING REVIEW FEES – ADELAIDE

Mr. Greg Gibbs submitted a request for release of the engineering review fees in the account for Adelaide. Ms. Horne moved to release the remaining funds, \$3,522. plus any accrued interest, in the Engineering Review fund for Adelaide Mr. Baird seconded. The vote was unanimous.

REQUEST FOR RELEASE OF SURETY – PINE OAK FARM.

Mr. Gibbs submitted a request for the release of surety in the Pine Oak Farm account. A new Cost to Complete was submitted just before the meeting, along with As-Built plans, but they have to be reviewed by the Town's Engineer. Mr. Guimond recommended release of \$30,000 from the Pine Oak Farm surety account. Ms. Horne moved to release \$30,000. Mr. Maher seconded. The vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond said he attended Saturday Training Classes offered by CPC and the course on Marijuana he found particularly interesting. One item he noted was that if the State does not come up with regulations first, towns that have a medical marijuana facility can apply for a recreational facility prior to other towns.

Street Requirements: Mr. Guimond showed the Board the various street requirements for specific numbers of houses and asked if the Board might be interested in adding another category, "Under 3 Los: 16' with two 18" cape cod berms. He said he'd just like the Board to think about it. He also said that apparently no all pavers do not have a mold for the 18" and some have been using 12" for some time. Ms. Horne said that would be a problem if they went against approved plans. Ms. Horne asked how the fire and police feel about the 16' width.

ARTICLES FOR TOWN MEETING

Please refer to the Planning Board files for the complete articles.

Section 9.04 Ms. Horne moved to recommend approval of the article to be included in the Town Meeting Warrant. Mr. Baird seconded and he vote was unanimous.

Marijuana Moratorium – Mr. Guimond said this article is going to be withdrawn.

Coastal Wetland District – Ms. Horne moved to recommend approval of the addition of the words "maritime service and safety facilities" to the language of Article 3, Section 13.02 for the Town Meeting Warrant.

Recodification: Mr. Guimond is going through the 155 pages of the zoning section of the Codification book but has not finished it. To date he has found two problems. The Board will hold off giving their recommendation.

MINUTES: Ms. Horne moved to approve the minutes of March 6, 2017. Mr. Baird seconded. The vote was unanimous.

Ms. Horne moved to adjourn the meeting at 8:10 PM. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board