

MARSHFIELD PLANNING BOARD

Meeting Minutes

January 7, 2019 – 7:00 PM

Town Hall - Hearing Room 2

PRESENT: Mike Baird, Chair
Mike Biviano, Jr. – Vice Chair
Fred Monaco
Katie O'Donnell
Nik Pappastratis
Peg Davis, Associate Member

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

Mr. Baird called the meeting to order at 7:00 PM.

POSSIBLE ZONING AMENDMENTS FOR THE ANNUAL TOWN MEETING

AGE RESRICTED ADULT VILLAGE (ARAV)

Mr. Guimond said this draft reflects the previous suggestions by the Board and Town Counsel. He went through the pages of the draft and noted the changes. The ARAV will be allowed in the R2 District. Instead of the word “state,” the words “Commonwealth of Massachusetts” was inserted. On Page 4, wording was added as follows: The market price proposed at the time of application shall be reviewed and adjusted if required at the time of payment. The Planning Board will consult with the Housing Coordinator prior to signing off on building permits.

Bill Last, Jr. asked how market price is determined. Mr. Guimond said that the applicant tells us what they are looking to have the units sell for. Mr. Last said that he is concerned that the money has to be paid before any permits are issued. He said it's a lot of money to come up with before they can get any units sold. He asked about doing the phasing as was done in the past but the Board said that was when the affordable units were being constructed. Mr. Last asked if it is “vague enough” to address with individual applicants. Mr. Pappastratis asked if there is language that can be added. Mr. Baird said there is nothing specific in the present language. Mr. Guimond said that it could be put in the decision. Mr. Last asked about rental units and whether there was a formula. Mr. Biviano said it would be based on the highest and best value.

Mr. Last asked about the function of the Housing Partnership and the Housing Authority and Mr. Baird explained. Mr. Last asked who gets the money from the Fee-in-lieu and Mr. Guimond explained that the Housing Authority holds the money but the Housing Partnership can vote to use the funds. Mr. Last then asked for clarification between “creation vs conversion”. He said

the 65% the Planning Board is requiring the developer to pay for a fee-in-lieu is way too high. Mr. Biviano said a builder should not make a profit on an affordable unit. Mr. Guimond said new projects will get a density bonus.

SIGNS

Mr. Guimond said the new draft showed Town Counsel's suggestions. He has reviewed them and has no problem including them. Ms. O'Donnell asked about #9 of the General Requirements and whether "No Hunting" signs would be considered the same as "No Trespassing". The Board thought it would. Number 19, the Billboard statement which was removed at the last meeting, was reinstated. It says "Billboard signs are prohibited." Town Counsel did comment about the size of some of the signs but Mr. Guimond said he didn't want to address sizes of signs at this Town Meeting due to the anticipated discussion that would take place and the fact that the warrant for this Town Meeting is closing shortly.

OPEN SPACE RESIDENTIAL DEVELOPMENT (ORSRD)

There were no additional comments to the draft bylaw changes. Town Counsel did inquire why we took the leaching fields out of the Open Space. Mr. Guimond explained that the Conservation Commission did not want them in the open space.

Mr. Guimond said that the Board could vote tonight or next week on these zoning changes. They voted on them all tonight as follows:

Mr. Biviano moved to recommend to the Selectmen that the changes to the ARAV be included in the warrant. Mr. Monaco seconded. The vote was unanimous

Mr. Biviano moved to recommend that the changes to the Sign Bylaw be included in the warrant. Mr. Pappastratis seconded. The vote was unanimous.

Mr. Biviano moved to recommend that the changes to the OSRD Bylaw be included in the warrant. Mr. Pappastratis seconded. The vote was unanimous.

BOARD/STAFF REPORTS

Mr. Guimond updated the Board on the revisions to the Master Plan

Mr. Biviano asked how the FEMA review of the maps was coming along. Mr. Guimond said that FEMA had stated that they now have no money to do the review even though they had said previously that they would. Mr. Biviano asked if the Selectmen were aware and Mr. Guimond said yes, that knew and they were working on it. Mr. Biviano asked if anyone had suggested that the Town pay for the review. He feels it would benefit all the residents of the Town to have the review done promptly but Mr. Guimond said that the thought is to demand that FEMA honor what they had previously said.

Mr. Guimond wanted to thank the Duxbury Planner for coming in and assisting our Intern with the GPS system.

Minutes: Ms. O'Donnell made an amendment to the minutes which Ms. Ramsey will correct. Mr. Biviano moved to approve the minutes as amended. Mr. Pappastratis seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board