

MARSHFIELD PLANNING BOARD
Meeting Minutes
January 14, 2019 – 7 PM
Town Hall – Hearing Room 1

PRESENT: Mike Baird, Chair
 Katie O'Donnell
 Nik Pappastratis
 Peg Davis, Associate Member

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

ABSENT: Mike Biviano, Vice Chair
 Fred Monaco

Mr. Baird called the meeting to order at 7:00 PM. He explained that the Zoning Board of Appeals who had been scheduled to meet with the Planning Board to discuss various zoning changes had cancelled. They asked to be put on the January 28th agenda.

DISCUSSION – AMENDMENTS TO THE ARAV BYLAW

Mr. Baird explained the change he would like to discuss with the Board about reducing the percentage a developer would have to pay for doing the Fee-in-lieu in exchange for getting the density bonus. He explained that after the meeting, he and Mike Biviano had come up with the figure of 40% instead of the originally proposed 65%. They worked backward on the figures until they came up with the 40%. This would mean that for each affordable unit for which the fee-in-lieu of construction is paid, the cash payment per unit shall be equal to 40% of the average price being asked for the market rate units in that development. Mr. Baird said they'd be making some money but not their full profit. Mr. Guimond said he's talked with Kevin Sealund who's okay with the 40% and Jack Mather is okay with it also. The time of the payment due would remain the same. Mr. Baird moved to approve the amended fee-i-lieu percentage. Ms. O'Donnell seconded. The vote was unanimous.

MINUTES: Mr. Baird moved to approve the minutes of January 7, 2019. Mr. Pappastratis seconded. The vote was unanimous.

BOARD/STAFF REPORTS

Mr. Guimond said that the change in Accessory Buildings that the ZBA has previously mentioned could probably be brought forward.

He noted that a memo had been received from Town Counsel that clarified the Planning Board's position regarding paper/private streets with regard to Lots of Record and the Stormwater Management Overlay District Bylaw. Mr. Baird asked the members to read the memo thoroughly as the subject will be coming up again. Mr. Baird asked if drainage was only if the properties were in the Stormwater District but Mr. Guimond said no, that it was always the call of the Board as to whether specific roads needed some sort of drainage.

Mr. Baird moved to adjourn the meeting at 7:25 PM. Ms. O'Donnell seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board