

PLANNING BOARD MEETING
Meeting Minutes
February 25, 2019 – 7:00 PM
Town Hall – Hearing Room 2

PRESENT: Mike Baird, Chair
Mike Biviano, Vice Chair
Katie O'Donnell
Peg Davis. Associate Member

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

ABSENT: Fred Monaco
Nik Pappastratis

Mr. Baird opened the meeting at 7:00 PM.

MINUTES: Mr. Baird moved to approve the minutes of 2/11/19. Mr. Biviano seconded and the vote was unanimous.

BOARD/STAFF REPORTS: Mr. Guimond gave the Board a paper with things to consider when dealing with zoning proposals.

Mr. Biviano asked about the status of expediting of the FEMA map review. Mr. Guimond said that we no longer have to go to Town Meeting to request the money for the review as Mr. Maresco was able to divert the funds from elsewhere. The maps have been sent to FEMA for review. It could still take 1 –1 ½ years for FEMA to complete their review. They will send it to us for a 90 day comment period which is included within that 1-1 ½ year timeframe. Then they will revert it back to us to take to Town Meeting for approval.

PUBLIC HEARING – PROPOSED ZONING AMENDMENTS

Mr. Baird moved to open the public hearing for the proposed zoning amendments. Mr. Biviano seconded. The vote was unanimous. Mr. Baird moved to waive the reading of the public hearing notice. Mr. Biviano seconded. The vote was unanimous. There was no one in the audience. Please refer to the articles as submitted in the Planning Board office.

Mr. Baird said that there were three bylaws which are proposed to be amended. They are as follows:

ARAV: (AGE RESRICTED ADULT VILLAGE)

The proposed changes would clarify the creation of a yield plan, clarify the formula for the density bonus given for affordable housing units, reduce the percent of the market-rate unit price to be paid for the fee in lieu of units and address the change in DHCD policy on the counting of affordable housing units. Mr. Guimond explained where the language was being changed. Mr. Baird moved to support the article as submitted for the Annual Town Meeting. Mr. Biviano seconded. The vote was unanimous.

OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT)

The proposed changes would clarify the formula for determining the density/number of units allowed in the site; change one of the review criteria from at least equivalent to a conventional subdivision to superior to a conventional subdivision, increase the minimum lot size under this special permit from 15,000 SF to 20,000 SF, increase the minimum frontage from 75' to 80', increase the front setback of the house from the right of way from 15' to 20', set minimum side and rear setbacks for the reduced lots, remove the wastewater disposal system from what is allowed to be protected open space and remove the requirement of a 50' buffer from roads or development. Mr. Guimond explained where the language was being changed. Mr. Baird moved to support the article as submitted for the Annual Town Meeting. Mr. Biviano seconded. The vote was unanimous.

SIGNS:

The proposed changes would add a purpose section, clarify the procedure and timing for the Building Commissioner, modify and add to the general sign requirements, combine size, timing and number of all non-commercial into one category, clarify the restriction on flashing and animated signs, clearly state that future billboard signs are prohibited and clarify size and setback requirements in the industrial zone. Mr. Guimond explained where the new language was being added and what it would accomplish. Mr. Baird moved to support the article as submitted for the Annual Town Meeting. Mr. Biviano seconded. The vote was unanimous.

NOTE: Please see the articles on line for the complete language.

Mr. Baird asked if Town Counsel's comments had been incorporated into the new language and they have been.

Mr. Baird moved to close the Public Hearing and to recommend to the Board of Selectmen that the language for all three Bylaws be submitted to Town Meeting. Mr. Biviano seconded. The vote was unanimous.

Mr. Baird moved to adjourn the meeting at 7:25 PM. Mr. Biviano seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board