

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
February 8, 2021 – 7:00 PM  
Remote/Zoom Meeting

PRESENT: Mike Biviano, Chair  
Katie O'Donnell  
Kevin Cantwell\* arrived at 7:04  
Fred Monaco  
Nik Pappastratis  
Peg Davis, Associate Member

ALSO PRESENT: Greg Guimond, Town Planner  
Karen Horne, Asst. Town Planner  
Kay Ramsey

At 7:00 PM, Mr. Biviano moved to open the meeting. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Monaco, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

**DISCUSSION ON CHANGES TO MGL 40A ZONING**

Mr. Guimond explained that the Economic Recovery and Reform Bill, Chapter 358 of the Acts of 2020 was passed on January 6, 2021. It requires as-of-right multi-family development area of 15 units/acre. Bob Galvin doesn't believe Marshfield is affected. There are many challenges if we need to adopt this changes. Housing zoning votes and special permit votes have been changed to simple majority. Zoning districts should be within 0.5 miles of a transit station. That is one of the items that Bob Galvin is looking into. Other areas such as underutilized land and rural centers could be designated. Implementation will be a lot of work. But the districts may not need to be developed for 1 1-1/ years from now. If we don't adopt the districts than the Town will not be able to apply for certain finding sources. Currently we are on hold until we hear from Bob Galvin.

Ms. O'Donnell is concerned about the changes she we will look into it some more, doesn't think is appropriate for the Town. Greg pointed out that we were already planning on making some housing zoning changes in the near future but it may not be enough to meet the law changes.

**DISCUSSION ON STREET ACCEPTANCE POLICY**

Mr. Guimond explained that Bob Galvin has drafted a new policy for Street Acceptance. The policy is not ready to be voted on yet. Board of Selectmen are reviewing it tonight. The three boards for review are BOS, DPW, and PB. The streets on the current list to be accepted have done some items for acceptance but not all items. Ridge Rd and Harlow Rd are both older streets. DPW has down drainage work on Ridge Rd in the past. Harlow Rd has sewer line and is the only street with sewer not accepted. Stoneybrook Rd has issues with curbing, manholes, and drainage basin access. Old Woodlot has some dirt piles that need to be cleaned up. Seth Sprague has issues with manholes, buckling of the pavement and overgrown

drainage basin. Horseshoe, Cottage Lane, and Weir Road do not have accepted street plan and other items but the road is in good shape.

**BOARD/STAFF REPORTS:** Mr. Guimond said the building commissioner went to investigate potential violations at John Sherman Estates. An abutter requested a public hearing with the Planning Board to discuss the violations, however the Building Commissioner is the Planning Board's enforcement agent so he is taking the lead of the violations.

The Planning Departments website has been updated with new fillable forms.

**MINUTES:** Mr. Biviano moved to approve the minutes of 1/11/2021. Mr. Monaco seconded. The vote was: Ms. O'Donnell, Aye; Mr. Cantwell, Aye, Mr. Pappastratis, Aye; Mr. Monaco, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.

**ADJOURNMENT (ROLL CALL VOTE)**

Mr. Biviano moved to close the meeting at 7:25 PM. Ms. O'Donnell seconded. The vote was: Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Monaco, Aye; Ms. Davis, Aye; Mr. Biviano, Aye.