

MARSHFIELD PLANNING BOARD

Meeting Minutes

August 9, 2021 – 7:00 PM

Remote Meeting

MARSHFIELD TOWN CLERK
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2021 AUG 25 AM 9:02

PRESENT: Mike Biviano, Chair
Katie O'Donnell
Fred Monaco arrived at 7:28
Nik Pappastratis
Kevin Cantwell
Peg Davis, Associate Member

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

At 7:03 PM, Mr. Biviano moved to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye.

DJ Sullivan 612 Plain Street Decision – (rescheduled for August 23, 2021)

The applicant's attorney is on vacation and we are still waiting for some information.

Ace Hardware WRPD/PMUD Special Permit Public Hearing (cont'd)

Mr. Biviano moved to close the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Mr. Biviano moved to accept the applicant's request to withdraw without prejudice. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Vote to place Zoning Articles on the Warrant

Mr. Guimond explained that the board needs to vote on adding the proposed zoning changes to the fall town meeting warrant. Currently there are 18 articles are proposed. We have removed the changes for medical marijuana. Many articles are corrections or items that we have been discussing for over a year. If the Board feels there are too many articles, we could postpone Article D, which moves the PMUD to a different section of the Bylaw. The package has been reorganized to group similar articles are together for the warrant.

Mr. Pappastratis would like to hold less time sensitive articles. Ms. O'Donnell initially agreed. However, after discussion, the Board decided to move ahead with all 18 articles. Mr. Guimond suggested that the Board could pull the any of the articles at Town Meeting if we receive a lot of negative feedback.

Zoning Public Hearing is scheduled for 9/13 on Zoom.

Mr. Biviano moved to place all the 18 articles on the warrant. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

Board/Staff report (Christmas Cove decision/Beaver Crossing stone wall update)

The ZBA has asked the Planning Board to submit comments on all ZBA applications on their agenda including a "no comment" if appropriate. The Board received proposed comments this afternoon for staff to send to the ZBA for their Tuesday hearing.

Beaver Crossing stone wall has been corrected. The concrete mortar has been removed and the flat stones have been replaced with rounded stones. The Historical Commission is happy with the correction.

We have heard from the judge on Christmas Cove. The Board needs to endorse the decision.

Mr. Biviano moved to endorse the Christmas Cove decision. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

An abutter to Christmas Cove, Colleen Burgess, expressed concerns with the Board for allowing the Christmas Cove development to happen.

APPROVAL OF MINUTES (7/26/2021)

Mr. Biviano moved to approve minutes of 7/26/2021. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.

ADJOURNMENT (ROLL CALL VOTE)

Mr. Biviano moved to close the meeting at 7:45 PM. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.