

MARSHFIELD TOWN CLERK
RECEIVED

2021 NOV -2 AM 10:50

MARSHFIELD PLANNING BOARD
Meeting Minutes
September 27, 2021 – 7:00 PM
Remote Meeting

PRESENT: Mike Biviano, Chair
Katie O'Donnell
Fred Monaco
Nik Pappastratis
Kevin Cantwell
Peg Davis, Associate Member – joined at 7:10

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

At 7:01 PM, Mr. Biviano moved to open the meeting. Mr. Monaco seconded. The vote was, Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye.

Public Hearing for Article 31 of Fall Town Meeting (Floodplain requirements for enclosed areas below flood elevation)

Mr. Biviano moved to open the public hearing on Fall Town Meeting Article 31. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye.

Andrew Stewart, Building Commission and Joe Rossi, chair PPI/CRS Committee were present at the public hearing. Joe Rossi presented a letter stating the PPI/CRS Committee support of Article 31.

Mr. Rossi stated that the benefits of Article 31 provides the following benefits to the community and CRS

- Formalizes what is already required by the building code
- Give roughly 50 points to the CRS program
- Would only apply to those in the SFHA
- Ensures continued compliance with the CRS program
- Helps give breaks on flood insurance, both NFIP and Private flood

Mr. Biviano moved to close the public hearing on Article 31. Ms. O'Donnell seconded. The vote was, Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye.

DJ Sullivan 612 Plain Street Deliberation/Decision –

Mr. Guimond stated that the public hearing and record have been closed. This is for the Board's deliberation and vote on the decision. The Board received the latest draft last week. Mr. Guimond explained the changes to the draft from the last version sent to the board.

There was discussion about the Board's concerns about the outside storage containers. The applicant is now stating that they would like to use outside storage containers on the property. Mr. Guimond explained to the Board that information on the outside storage containers were not including in the application and do not appear on the site plan. The existing original WRPD permit does not allow outside storage and the current draft decision before the Board does not allow for outside storage. If the applicant would like to use outside storage containers then they would need to apply for another modification

Mr. Biviano moved to approve as drafted the special permit modification for 612 Plain St. . Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye; Ms. Davis, Aye.

Vote on Planning Board Recommendation on all Zoning Articles

Mr. Biviano moved to recommend approval of Articles 11 through 28 and Article 31 at Fall Town Meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye; Ms. Davis, Aye.

Mr. Biviano moved to recommend to the Town Moderator that all Zoning articles be moved together at Town Meeting. . Ms. O'Donnell seconded. The vote was Ms. O'Donnell, aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Biviano, Aye, Mr. Cantwell, Aye; Ms. Davis, Aye.

Board will need to vote to add the Reed Street ANR

Mr. Biviano stated that he would need to recuse himself from the Reed St ANR.

Ms. O'Donnell made a motion to add the Reed Street ANR to the agenda. . Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.

Ms. O'Donnell made a motion to endorse the Reed Street ANR. . Mr. Monaco seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye.

Board/Staff report

Mr. Guimond explained that the Conservation Commission is concerned about ongoing drainage problems with John Sherman.

There have been some drainage issues at Adelaide subdivision but the developer, Gregg Gibbs has responded immediately to any issues.

We have been asked about looking into Event Locations as a use in the Table of Use. Looking into adding a category in the Table of Use for event locations. We will be discussing the issue with the Building Commissioner.

We received request from the Building Department to provide a map showing a 2-mile radius around the airport for the Airspace Review. Anything over 20 feet is subject to a FAA review.

Comments to Zoning Board of Appeals

We have received Modera Phase II first draft plan today. They are proposing double the density on half the size of the lot.

APPROVAL OF MINUTES (9/13/2021)

Mr. Biviano moved to approve minutes of 9/13/2021. 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 7:40 PM. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Pappastratis, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Biviano, Aye.