

MARSHFIELD PLANNING BOARD
Meeting Minutes
October 2, 2023 – 7:00 PM
Remote Meeting

PRESENT: Mike Biviano, Chair
Katie O'Donnell, Vice Chair
Kevin Cantwell
Fred Monaco
Scott DeCastro, Associate Member

ABSENT: Nik Pappastratis

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

At 7:00 PM, Mr. Biviano made a motion to open the meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye.

Public Hearing on Zoning Article (Article 12 of the Oct 2023 Special Town Meeting)

Mr. Biviano made a motion to open the public hearing. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye.

Mr. Guimond provided a brief presentation on the proposed zoning change. Mr. Guimond stated that there have been two Letter of Map Revisions (LOMR) dated April 10, 2023 and August 9, 2023. This proposed zoning change would update the reference to the Flood Insurance Rate Map for the Town to include the LOMR dates. There will be 34 homes coming out of the floodplain and 7 homes going into the floodplain.

There were no questions from the Board. No members from the public attended.

Mr. Biviano made a motion to close the public hearing. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye.

Mr. Biviano made a motion to recommend approval of the article at Town Meeting. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye.

Lot Release for Mill Creek (Lot 6R)

The applicant has requested that the lot release request be postponed.

Minutes (8/21/23)

Mr. Biviano made a motion to approve the minutes of August 21, 2023. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye.

Staff Report

Mr. Guimond provided an update from the Housing Workshop that was held on September 20, 2023. Marshfield Subsidized Housing Index is currently at 7.75%. After Millcreek is built, the SHI number will be 10.37%. Also, Marshfield has a two-year safe harbor with the Millcreek approval. The General Land Area Minimum (GLAM) for Marshfield is approximately 1.27%. The GLAM requirement is 1.5%. The current area being proposed for the MBTA Communities Overlay District is the north side of Plain Street between School Street and the High School. There is no excluded area in the proposed district but it is sensitive land because it is in the Water Resource Protection District (WRPD).

Mr. Guimond told the Board that the Town has received the CZM Grant for the beach nourishment project. November through March is the window for when the material can be put on the beach.

The Open Space Committee is looking for the Board's support for the purchase of 2160 Ocean Street. It was decided that the Board would take a vote to support the purchase at the next meeting on October 16, 2023 prior to Town Meeting.

Adjournment (Roll Call Vote)

Mr. Biviano made a motion to adjourn at 7:18pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye and Mr. Biviano, Aye.