

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
January 22, 2018 - 7:00 PM  
Town Hall, Hearing Room 2

PRESENT: Mike Baird, Chair  
Mike Biviano, Jr. – Vice Chair  
Fred Monaco  
Nik Pappastatis

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

ABSENT: Tony Pina

Mr. Baird called the meeting to order at 7:00 PM.

APPROVAL NOT REQUIRED PLAN

240 AND 248 Highland Street - John Wilpers

Mr. McGovern from Stenbeck and Taylor explained the plan. He said they are changing lot lines in order to secure a parking issue. Mr. Baird asked if that were the only reason for the change and Mr. McGovern said it was. Mr. Guimond recommended endorsement. Mr. Baird moved to endorse the plan entitled: Plan of Land in Marshfield, MA showing a re-division of Parcels D17-01-05A and D17-01-06, 240 & 248 Highland Street, dated January 4, 2018 and drawn by Stenbeck Taylor Inc, 844 Webster St., Suite 3, Marshfield, MA 02050. Mr. Biviano seconded. The vote was unanimous.

PUBLIC HEARING (Cont.) Christmas Cove – Anthony Oliver

Mr. Baird said that the applicant sent an Email requesting another continuance due to only having four members of the Board present. This application includes a special permit which requires a super majority of the Board to vote positively in order for the application to be approved. The applicant did not feel comfortable applying the Mullen rule which allows one member to miss a hearing and – with conditions – be allowed to vote. Mr. Baird moved to continue the public hearing until February 26<sup>th</sup> at 7:05 PM. Mr. Pappastatis seconded and the vote was unanimous.

MINUTES: Mr. Baird moved to accept the minutes of January 8, 2018. Mr. Biviano seconded. The vote was unanimous.

#### DISCUSSION – HIGHLAND GREEN -AFFORDABLE UNITS

Mr. Guimond explained that the development known as Highland Green was developed lower than even the base density, never mind even using the density bonus allowed when providing affordable housing. They would like to know if the Board would consider allowing them to have two affordable units rather than the three that the decision required. They do not want to build the affordable units but rather offer the fee-in-lieu. Mr. Guimond said there is a precedent for allowing the reduction in units since the Board allowed Tom Rego (Proprietor's Marketplace) a reduction. He too did not use the base density that was allowed. The Board agreed with allowing the applicant to submit an application for a modification. Once the application is submitted, a public hearing will be scheduled.

#### BOARD/STAFF RPORTS

Mr. Guimond said he was told the bus parking lot should be ready in about two weeks. Mr. Baird asked if the pile of dirt had been moved but it has not. Unfortunately it is right where the bus would turn around, As of right now, the people taking the bus are still being picked up at the high school but the school people are asking that this practice stop.

Mr. Biviano asked that we make our meetings closer to each other so that if one postpones, the next will be able to be taken right away, This would alleviate lapses and provide more efficiency.

Mr. Baird moved to adjourn the meeting at 7:20. Mr. Biviano seconded and the vote was unanimous.

Respectfully submitted,

Kay Ramsey. Executive Assistant  
Marshfield Planning Board