

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
March 12, 2018 - 7 PM  
Town Hall – Hearing Room 2

PRESENT: Mike Baird, Chair  
Mike Biviano, Vice Chair  
Fred Monaco  
Nik Pappastratis  
Tony Pina  
Katie O'Donnell, Associate Member

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

Mike Baird opened the meeting at 7 PM.

APPOINTMENT OF ASSOCIATE MEMBER:

Miss Katie O'Donnell had submitted a letter of interest in becoming the Associate Member of the Board. Ms. O'Donnell had served on the Planning Board many years ago and served as a Selectman also. She is interested in serving again and has also taken out papers to run for the three year term that resulted from Steve Maher's resignation. Mr. Baird moved to appoint Ms. O'Donnell as the Board's Associate Member. Mr. Pina seconded. The vote was unanimous. Ms. Casper, Acting Town Clerk swore her in.

PUBLIC HEARING – FOUR PROPOSED ZONING AMENDMENTS

Six people attended the hearing.

Mr. Guimond explained that there are three articles pertaining to the Recreational Marijuana Bylaw:

Article A: Amend Article V, 305 Attachment 1 ((Table of Use Regulations) by adding a new #22. Recreational Marijuana Retailer. This would allow recreational marijuana sales in the I-1 Industrial District by Special Permit.

Article B: Amend Article II, 305-2.01 Definitions – Add a new definition for Recreational Marijuana Retailer.

Article C: Amend Article XII by adding a new section 305-12.05 for Recreational Marijuana Retailer. This article provides the details and requirements for filing with the Zoning Board of Appeals for a Recreational Retailer facility.

Mr. Guimond said the Police Chief added some language concerning security and Mr. Baird said he knew the Chief was concerned because this is an all cash business.

The last proposed zoning Article – Article D – would amend Article V, 305 Attachment I (Table of Use Regulations) Community Facilities #21 by replacing the existing language. The proposed language would allow outdoor recreational uses such as rock climbing or zip line types of facilities in the PMUD overlay by special permit.

Mr. Biviano moved to support Article A. Mr. Monaco seconded. The vote was unanimous.  
Mr. Biviano moved to support Article B. Mr. Pappastratis seconded. The vote was unanimous.  
Mr. Biviano moved to support Article C. Mr. Pina seconded. The vote was unanimous.  
Mr. Biviano moved to support Article D. Mr. Monaco seconded. The vote was unanimous.

#### PUBLIC HEARING – PRIVATE PETITIONER’S ARTICLE - PROPOSED MARSHFIELD DIGITAL SIGN BY-LAW

Mr. William Last, Jr explained the article and the reasons behind his proposal. He said they have had difficulty marketing the Industrial Park land. He said they lost Brigham & Women’s to Pembroke because they wouldn’t have signage. He had worked with them for months and even had a site plan drawn. Mr. Last said it happens all the time. He said other towns have frontage or clear signage and the Industrial Park has neither. He wants to get the area built out in five years. He said the businesses that are already in the park, many of which are offices and warehouses, don’t need signage. Hotels/Motels need visibility. He is still selling the lots at 8A or less which is what they had intended to do.

Mr. Last said that from what he’s been able to find out after questioning many people is that there are three reasons why people consider a billboard a bad idea:

1. They just don’t like them
2. Safety concerns
3. Kids climbing up and falling off

He said that people don’t hate the billboards the way they used to. Pembroke is more like-minded. He said there will be a billboard - it is just a matter of time.

Mr. Last said there are 36 signs on Rt.139 between two exits. Mr. Last said the billboard would be beneficial to the Town. Marshfield would get control of 25% of the use of the billboard. He said it would make money for the non-profits, real estate etc. Mr. Last said there could be no more clearing or building on Route 3. The largest amount of land fronting on Rt. 3 belongs to Tim Connors and that is 400’. Mr. Biviano asked if this proposed billboard is privately owned? Mr. Last said there are seven different property owners. Mr. Biviano asked why one can’t be built on the open 400’; it’s a legal building lot for another business. but Mr. Last said it had to be permitted and operating and functioning. Mr. Biviano said it’s hard to compare a 50’ billboard with all the signs here.

Mr. Guimond had submitted comments to the Board and went over those comments. (Please see the Planning Board’s files for all the specific concerns.) The Board discussed them all. Mr. Baird

said the Hosting Fee was a valid concern but Mr. Last said all towns have hosting fees. Another major concern was the statement #18 that said the sign shall be located on, or in close proximity to the layout of State Highway RT 3. Mr. Guimond said the State Highway Layout is not the petitioner's property and it does not appear that Billboards can be located on a state highway. Mr. Last said he will remove that #18. Mr. Last said he intends to make numerous changes to the bylaw before it is put into the warrant. Mr. Don Gibson, Town Moderator, said Mr. Last should get the Selectmen's opinion but Mr. Last said he's been trying to get on their agenda for weeks to no avail. Mr. Gibson said he suggests that Mr. Last should consider making the changes and getting the article ready for the Fall Town Meeting instead of the upcoming April ATM but Mr. Last said there are not that many things to change. He has the comments from the Planning Board. Mr. Baird said it's not the Planning Board's job to help draft the bylaw. They are just giving feedback. He also said that this billboard is 18 times larger than what is allowed and he can't reconcile that. He doesn't see the other side of the coin. He wishes he had heard more from the businesses. Ms. O'Donnell said she agrees with the Chairman's concerns and doesn't agree that a billboard is necessary. Mr. Last said that the biggest concern seemed to be about #18.....he will remove that from the proposed bylaw.

Mr. Baird moved to continue the hearing until March 26<sup>th</sup> at 7:30. Mr. Biviano seconded. The vote was unanimous.

#### PUBLIC HEARING – DIRECT GRANITE – 600 PLAIN STREET - WATER RESOURCE PROTECTION DISTRICT – SPECIAL PERMIT

Mr. Baird opened the meeting at 8:45 PM. No abutters were present.

Mr. Crowell of Crowell Engineering presented the proposal. He said the applicant acquired the property in August and the business has been very successful. They would like to expand and put a 43' x 120' addition on for storage. Mr. Crowell said Mr. Eichner – the Board's Water Scientist Consultant, needed more details and he will provide those to Mr. Eichner. Mr. Crowell said it's a closed loop system and a tractor trailer hauls away the cloudy water which is very heavy and resembles mud. When questioned about the tree removal and screening, they presented a Landscape Plan which shows a 6' vinyl fence and they are proposing double flower myrtle at a 6' spacing to the end of the parking area. The fence will be on the property line but the shrubs won't be seen if they are behind the fence as shown. Mr. Guimond questioned why the shrubs were inside the fence vs screening the Town School property. Mr. Guimond said they proposed six pear trees in the back abutting the football field. He would like to see more native types of trees and more open space provided - and clearly marked. Mr. Guimond said there are bags of residue and the dumpster is on a concrete pad. Mr. Crowell said it would be constructed so that any drainage would go to the catch basin but Mr. Guimond said it would be a good idea to rethink the position of the dumpster due to proposed stone dust vs pavement. Mr. Pappastratis said that perhaps they could put a berm around the pad. Mr. Brennan said the roof of the building should have a coating on it. Mr. Eichner's calculations show that that they are over the 5 ppm nitrogen loading requirement so they will have to make adjustments. Mr. Crowell said he will make changes to address the various concerns and will get revised plans to the Board who will get them to Mr. Eichner for review.

## BOARD/STAFF REPORTS:

Mr. Guimond said that the applicants for the Webster Point Village Comprehensive Permit submitted a request to the Zoning Board of Appeals to change the Conservation Restriction to a Conservation Covenant and to do so as a minor modification. Mr. Guimond said he feels this is a substantial change and that he strongly recommends that the ZBA consider this a substantial change and hold a public hearing to allow the Town Departments, Boards and residents to comment on such a change. M. Baird moved to have M. Guimond send those comments. Mr. Pina seconded. The vote was unanimous.

Mr. Baird moved to adjourn the meeting at 9:35 PM. Mr. Monaco seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board