

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
April 9, 2018 – 7:00 PM  
Town Hall – Hearing Room I

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

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

ABSENT: Nik Pappastratis

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

PUBLIC HEARING (Cont.) CHISTMAS COVE – OSRD SPECIAL PERMIT/SUBSIVISION  
Anthony Oliva

Mr. Baird moved to continue the public hearing to May 7<sup>th</sup> at 7:00 PM per the request of the applicant. Mr. Biviano seconded. The vote was unanimous.

DISCUSSION – POSSIBLE VOTE – ARTI CLE 24 IN THE ANNUAL TOWN MEETING  
WARRANT.

Mr. Guimond explained that Town Counsel had asked if the Planning Board would consider supporting this article at Town Meeting. It is an article sponsored by Conservation and Mr. Galvin said it was clarification. There has been a concern expressed, however, and it seemed to be with the word “minimum” (Please refer to the article in the Town Meeting Warrant.) State law says 100’. Mr. Baird said he doesn’t see the concern against it. Mr. Biviano said he doesn’t think it changes anything. Mr. Baird moved to support the article. Mr. Biviano seconded. The vote was unanimous.

DISCUSSION: TOWN MEETING ARTICLES

BILLBOARD Mr. Guimond said the Town Administrator called to see if the Planning Board would be reconsidering their vote because of Town Counsel’s determination that he Hosting Fee was considered contract zoning and is not legal. The Board, however, decided to leave the vote as is.

## CORRESPONDENCE FROM DEP REGARDING CHAPTER 91

Mr. Guimond said that the letter from DEP asked whether the Planning Board would be interested in getting more involved with the placement of docks. After reading the letter, Mr. Guimond said he wasn't really in favor of the changes. Mr. Biviano said it seemed redundant. Mr. Baird moved to have the Town Planner respond and say they were not interested. Mr. Biviano seconded. The vote was unanimous.

MINUTES: Mr. Baird moved to approve the minutes of March 12, 2018. Mr. Biviano seconded. The vote was unanimous. The minute of March 26, 2018 were tabled.

## PLANNED MIXED USE DEVELOPMENT - HIGHLAND GREEN

Mr. Last said the trees in the middle are gone. They plan to do a formal green in the middle. He said the cut and fill will be balanced out. Mr. Last said the storms blew the trees down. He wanted to know how to proceed and wanted to be sure it was okay to clear up the debris from the storm. Mr. Guimond said he recommended that they take pictures of the fallen trees which Mr. Last said they did. Mr. Guimond said he recommended having a public hearing for the modification especially since they are moving the road. He said the abutters will probably like it because they are moving the road further away from their septic system. Mr. Guimond said the Board could let them take out the trees. Mr. Last said he would get the plans and information for the modification to the Board in the hope of having the public hearing on May 7<sup>th</sup>. Mr. Guimond said he'd have to have it in by the 12<sup>th</sup> of April. Mr. Baird moved to schedule a public hearing for the modification of Highland Green. Mr. Biviano seconded. The vote was unanimous.

Mr. Last said he'd be coming in with a major modification for a definitive subdivision in the PMUD. Element One would be phasing and site plan approval. Element 2 would be the lotting plan showing how they plan to build out. It would be a land classification plan including site plan review. The other challenge Mr. Last said was that the drainage may change a little. They are not building everything out. In the past, the Planning Board allowed him to put the waterline in in phases but Mr. Guimond said that was in a subdivision that was not in the PMUD.

BOARD / STAFF REPORTS: Mr. Guimond said calls have been coming in regarding putting solar panels on buildings and over parking lots. He said they are not allowed now over parking lots or in the R1 District. He said the Board could consider a zoning change. Mr. Biviano said some thought should be given to the R1 Zone. He said it might change farms to large solar fields. Ms. O'Donnell agreed. She said she favored putting them over parking lots rather than having large fields of solar panels. Mr. Guimond said he'd draft language for a proposed zoning amendment.

Mr. Biviano asked what the verdict was on the sidewalk fund. Mr. Guimond explained that money designated for the sidewalk fund was to be used for new sidewalks only. Both the Planning Board and the DPW are supposed to sign off before any money is spent out of the fund.

Mr. Biviano moved to adjourn the meeting at 7:45 PM. Mr. Monaco seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board