

MARSHFIELD PLANNING BOARD

Meeting Minutes

September 10, 2018 - 7:00 PM

Town Hall - Hearing Room 2

PRESENT: Mike Baird, Chair
Mike Biviano, Vice Chair
Katie O'Donnell

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

ABSENT: Fred Monaco
Nik Pappastratis

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

7:00 PM - PUBLIC HEARING – PROPOSED ZONING AMENDMENTS

Mr. Baird moved to open the public hearing. Mr. Biviano seconded. The vote was unanimous. Mr. Baird moved to waive the public hearing notice. M. Biviano seconded. The vote was unanimous. There were four people in the audience. Mr. Guimond explained the proposed amendments.

The first amendment is to Article II, 305-2.01 Definitions. It would add a new sentence to the existing definition of Recreational Marijuana Retailer. That sentence would be as follows: This includes the following uses: marijuana cultivator, craft marijuana cultivator cooperative, retailer, product manufacturer, independent testing laboratory, micro business and third party transporter.

ARTICLE A is to add three new definitions: Rooftop Mount Photovoltaic Facility, Parking Lot Mount Photovoltaic Facility, Solar collector. Mr. Guimond explained that these new definitions are mainly to assist the building department in making their decisions.

ARTICLE B is to show which districts the solar panels would be allowed in. Mr. Biviano asked why R3 was excluded and Mr. Guimond explained that it was due to the small lot sizes and the setbacks. Mr. Biviano would like to see the R3 included. Mr. Baird moved to add that the panels be allowed in the R3 District by Special Permit. Mr. Biviano seconded. The vote was unanimous.

ARTICLE C is to add the new section: 12.04 Accessory Photovoltaic Installations over parking lots and to renumber the remaining sections.

Mr. Baird asked if we can dictate the design of the solar panels. Mr. Guimond said that could be handled during the special permit process.

Mr. Baird moved to recommend the articles to the Board of Selectmen for Town Meeting with the one change of adding the R3 District. Mr. Biviano seconded. The vote was unanimous.

Mr. Baird moved to close the public hearing. Mr. Biviano seconded. The vote was unanimous.

PUBLIC HEARING – PROPRIETOR’S MARKETPLACE MODIFICATION – TOM REGO

This public hearing for a special permit was continued to September 24th due to two members of the Board not being able to attend tonight. A special permit requires a super majority of the Board.

DISCUSSION/VOTE – JOHN SHERMAN ESTATES – REQUEST TO CHANGE LOTS

Mr. Driscoll asked to change Lot 9 to a four bedroom lot and Lot 5 to a three bedroom lot. The status of the lots with this change would be:

Lots 1, 2, 3, 4, 6, 8, .9 and 12 - 4 bedrooms

Lots 5, 7, .10, 11 and 13 - 3 bedrooms.

The lots still being held by the Planning Board are Lots: 1, 2, 4, 5, 6, 7, and 11

No further lots can be released until the Board receives surety.

BOARD / STAFF REPORTS

Mr. Guimond informed the Board about the Riverine Maps from FEMA. There are about four properties coming out of the flood zone and three that will be put into it. He said we have received the 90 day letter which is the amount of time in which we have to comment.

The Trails Committee is requesting CPC funds to upgrade the trails with stone-dust between the Pratt property stairs and Station Street. They would like to request sidewalk funds to be used for a portion of road between Parsonage and the Green Harbor Golf Club. (About 1800’)

Mr. Baird moved to adjourn the meeting at 7:35. Mr. Biviano seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board