

MARSHFIELD PLANNING BOARD

Meeting Minutes

December 17, 2018 – 7 PM

Town Hall – Hearing Room 2

PRESENT: Mike Baird, Chair
Mike Biviano, Jr. – Vice Chair
Fred Monaco
Katie O'Donnell
Peg Davis, Associate Member

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

ABSENT: Nik Pappastratis

QUIRK WRPD – ENDORSEMENT OF DECISION

Mr. Baird called the meeting to order at 7 PM. Mr. Baird explained that the Board had voted previously to approve the WRPD Special Permit and that they were now voting on the draft decision submitted by Mr. Guimond. Mr. Guimond said that he had talks with Bill Grafton and explained that he felt the Board was looking for an approximate figure of what it would cost to monitor and maintain a CR or 20 years. He had obtained a worksheet from Wildlands Trust concerning the monitoring of Conservation Restrictions. Ms. O'Donnell said they have to be monitored in perpetuity and she thinks the numbers are very conservative. Mr. Biviano asked if this wasn't a Conservation Commission issue. Mr. Baird said our decision states that all conditions have to be met. Mr. Baird moved to execute the decision. Mr. Biviano seconded. The vote was unanimous.

DISCUSSION (Cont.) AGE RESTRICTED ADULT VILLAGE

Mr. Guimond said he has changed the Table of Uses to allow the ARAV's only in the R1. He has taken the septic system and storm water out of the Open Space based on conversations with the Conservation Administrator and lowered the amount of what the sales price is to 60% of what the market price is. Mr. Biviano said he thinks the original 65% is still okay. The Board agreed. Mr. Guimond said he will change it back.

Ms. O'Donnell asked at what point do the developers have to tell us when they are building the affordable units? Is there a way to decide when it's calculated? Mr. Guimond said he will work on it.

DISCUSSION - SIGN BYLAW

Mr. Guimond said the Board agreed to focus on the content neutrality of signs due to the Supreme Court Decision for non-commercial signage on private property. He went through a draft of the proposed changes of the Sign Bylaw. He said the time limit was 35 days and he changed that to 45 for temporary signs. Ms. Davis asked about banners at the COA. Community announcements and banners are covered under 305-7.02, B2 and D. Discussion ensued about how many signs should be allowed on individual properties. The consensus seemed to be 5. There was also discussion about #19 in the draft: Billboards. The Board decided to strike it from the draft. Mr. Guimond said it sounds as if the Board would like to change the amount of signs from 3 to 5 and they would like to know when payments are to be made.

DISCUSSION – OSRD

Mr. Guimond said he added the name and allowed the OSRD only in the R1 District – he took out the formula and went through the draft changes. Mr. Baird thought it should also be allowed in the R2. He thought the ARAV's should be allowed in the R2 also. He doesn't like going from 15,000 SF to 20,000 SF. He knows he's in the minority of the Board for this philosophy.

Mr. Guimond said he'd work on the Inclusionary Bylaw at a later date.

MINUTES: Mr. Baird moved to approve the minutes of December 3rd. Mr. Biviano seconded. The vote was unanimous.

Mr. Monaco moved to adjourn the meeting at 8:09. Mr. Biviano seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board