

MARSHFIELD PLANNING BOARD
Meeting Minutes
December 8, 2014 – 7:30 PM
Hearing Room II

PRESENT: Karen Horne, Chair
Mike Baird
Mike Biviano, Jr.
Bill Ivey
Tony Pina

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

Ms. Horne moved to call the meeting to order at 7:30 PM. Mr. Ivey seconded. The vote was unanimous.

DISCUSSION – POSSIBLE SIGN BYLAW AMENDMENTS

Mr. Guimond said Town Counsel had asked him if the Board would consider making some minor changes to the Sign Bylaw. He thought someone might try to come forward with changes that the Board would not approve of. Mr. Guimond said there are many violations in Town, including the High School. Mr. Pina thought the High School sign had a community service exemption and he said the Selectmen had approved it. Mr. Guimond said it is in violation. The Board did not want to consider making changes for the upcoming Town Meeting but Mr. Guimond will work on it with Mr. Galvin for a future Town Meeting.

DISCUSSION – POSSIBLE ZONING CHANGE FROM RESIDENTIAL TO B4 – STEVE LYNCH

Mr. Lynch said he was not looking to increase the uses but to legitimize them. He has permits to do what he is doing at present but would like the Planning Board to sponsor an article making the area a B4 District. Ms. Horne asked if he had consulted with the neighbors but he said he has not. He owns 7 properties but is just asking for two of his properties to go into the B4 District. Mr. Lynch thought he would then be allowed to do an accessory apartment but Mr. Guimond said this is not so. Mr. Guimond explained that the B4 Overlay District in the Brant Rock Center District is not the same as a straight B4. Mr. Lynch asked if he could do an Overlay District but Ms. Horne did not think it would be an appropriate area. The Town Pier is still in the Residential Zone. Mr. John Taylor of Taylor Marine said that regardless of what happens here, he will most likely go ahead with writing an article to change the area to B4. Ms. Horne said the Planning Board sounds like they'd be willing to listen to the proposed article and might be willing to sponsor it. Two abutters in the audience expressed concern over the proposed change.

DISCUSSION – MBTA – RETURN OF WEEKEND SERVICE – REP. JAMES CANTWELL

Rep. Jim Cantwell said that the funding is available for the return of the weekend service to the Greenbush Station but he would like the Board's support in keeping the service available. He said ridership is down and he is looking for suggestions as to how to improve ridership. Mr. Guimond said he'd like to see a later train leaving Boston on the weekdays. The last train to leave South Station on the weekends is 10:55 and that seems a bit early too. Mr. Biviano said he'd like to see free parking again. He said many people just started parking all over the place when the fee went up to \$4.00/day. Ms. Horne said they should offer a family discount or allow kids to ride free with an adult. Ms. Horne said GATRA should go to Greenbush. More people might ride the trains if they could get there without driving. Rep. Cantwell said he'd like a letter perhaps thanking the T for restoring the weekend service but recommending a number of ways to make riding the trains more attractive to people such as family fares, free weekend parking, later trains, etc. Mr. Biviano said his wife rides the train every day and she'd probably have suggestions for improvements too. Mr. Guimond will write the letter and Ms. Horne will sign for the Board. Rep. Cantwell suggested having a forum in Marshfield publicly announcing the restored weekend service.

DISCUSSION AND POSSIBLE VOTE REGARDING PAYMENT OF MA.PAVEMENT RECLAMATION INVOICE – GARDEN GATE WAY

Mr. Guimond said there were a few items that MA Pavement Reclamation was supposed to fix and they had not yet been back to finish up. Mr. Biviano asked Mr. Guimond to get in touch with them and ask them to complete the work. He recommended keeping a higher amount than what Mr. Brennan had suggested as a contingency for replanting, etc in the spring. The Board decided not to release any money until they come back and fix the items they had said they would do.

REQUEST TO RELEASE LOT #16, CHESTNUT HILL – GARY DARMAN

Mr. Darman had Emailed in a Form E, requesting that Lot #16 be released. Ms. Ramsey said he is still below the halfway mark on lots released. Ms. Horne moved to release Lot #16 as requested. Mr. Ivey seconded. The vote was unanimous.

DISCUSSION - ADDITIONAL DEFINITIONS – SUBDIVISION RULES AND REGULATIONS

Mr. Guimond is working on adding the Street Improvement Policy to the Subdivision Rules and Regulations as was recommended by Bob Marzelli when he was Town Counsel. He added the definition of Street Improvement Plan into the definition section of the rules and regs. Mr. Guimond asked the Board if they had any other definitions they would like to have added. Ms. Horne said there was one definition that caused confusion and she thought it might have been "lot depth". Mr. Guimond will investigate.

DISCUSSION: STORM WATER BYLAW

Mr. Guimond submitted a draft new Storm Water Management Overlay District Bylaw which eliminates the Special Permit and gives the Building Commissioner the authority to make the decision. The Planning Board, Conservation Commission, DPW and Board of Health will still have the opportunity to review and make recommendations. If they do not have any concerns, the Building Inspector may proceed with issuing the building permit. Ms. Horne said to take out the fee from our fee schedule. Mr. Guimond said he has spoken to Mr. O'Neill, the Building Commissioner, and he supports the change.

APPROVAL OF MINUTES:

Ms. Horne moved to approve the minutes of October 27, 2014 and November 17, 2014. Mr. Baird seconded. The vote was unanimous.

Ms. Horne moved to adjourn the meeting at 9:00 PM. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board