

MARSHFIELD PLANNING BOARD
Meeting Minutes
January 8, 2024 – 7:00 PM
Remote Meeting

PRESENT: Mike Biviano, Chair
Katie O’Donnell, Vice Chair
Kevin Cantwell (arrived at 7:10pm)
Fred Monaco
Nik Pappastratis
Scott DeCastro, Associate Member

ALSO PRESENT: Greg Guimond, Town Planner
Karen Horne, Asst. Town Planner

At 7:01 PM, Mr. Biviano made a motion to open the meeting. Ms. O’Donnell seconded. The vote was Ms. O’Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

ANR Plan – 710 Union St

Mr. Guimond explained that this property is Jean Christenson’s house. The property is 2.55 acres and will be divided into 2 lots. The house lot will be 1.55 acres. The new lot will be 1 acre.

Mr. Biviano made a motion to endorse the ANR for 710 Union St. Ms. O’Donnell seconded. The vote was Ms. O’Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

VRT Lot 6R Release

Mr. Guimond explained that this is the lot for the second Modera 40B. There is a condition in the ZBA approval that construction will not start until the traffic mitigation funds have been provided to the Town. Mr. Biviano made a motion to release Lot 6R from the Enterprise Park Subdivision. Ms. O’Donnell seconded. The vote was Ms. O’Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

Board discussion on draft MBTA Communities bylaw and Accessory Apartment Bylaw

Mr. Guimond provided a brief overview of the proposed zoning articles.

1. MBTA Zoning. Changes since previous draft include removing the section to allow higher density by special permit; removing the existing standards on page 5; removing reference to GATRA pullover on page 7;
2. Accessory Apartments – Changes include the size of the units. Currently recommending 900 sq. ft.
3. Building Commissioners suggested change to Section 13.05 flood proofing to not allow breakaway walls in a barrier beach
4. Table of Use corrections for OSRD and ARAV
5. Changes to reference Housing Trust and EOHLIC
6. Changes to the Table of Use to include accessory apartments

APPROVED – 2/5/2024

The Board was in support of the proposed changes. Mr. Biviano made a motion to submit the articles as discussed to the Annual Town Meeting warrant. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.

Board/Staff Reports

Mr. Guimond stated that staff continue to respond to ongoing subdivision issues with John Sherman Estates; telephone calls on the beach nourishment project and Birch Rd improvements.

Adjournment to (Roll Call Vote)

Mr. Biviano made a motion to adjourn at 7:15pm. Ms. O'Donnell seconded. The vote was Ms. O'Donnell, Aye; Mr. Monaco, Aye; Mr. Cantwell, Aye; Mr. Pappastratis, Aye and Mr. Biviano, Aye.