

MARSHFIELD PLANNING BOARD
Meeting Minutes
January 22, 2024 – 7:00 PM
Remote Meeting

PRESENT: Katie O'Donnell, Vice Chair
Kevin Cantwell
Fred Monaco
Nik Pappastratis
Scott DeCastro, Associate Member

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

ABSENT: Mike Biviano, Chair

At 7:03 PM, Ms. O'Donnell made a motion to open the meeting. Mr. Monaco seconded it. The vote was Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Ms. O'Donnell, Aye.

Mr. Guimond made an announcement regarding the public hearing for the modification at John Sherman Estates. The hearing was previously scheduled for tonight but it was not included in the posted agenda. The hearing will be held on February 5, 2024 at 7:05pm.

Board discussion on draft MBTA Communities bylaw and Accessory Apartment Bylaw

Mr. Guimond provided a brief overview of the additional proposed zoning articles which are in addition to the articles discussed at the last meeting. The additional articles include:

1. Zoning map change for the MBTA overlay district
2. Zoning map change for the inland wetland district boundary based on the currently Soil Conservation Service information for poorly drained soils.
3. Two new definitions for Marshfield Affordable Housing Trust and Executive Office of Housing and Living Communities (EOHLC)
4. Mixed Use B-1 District change to replace references to Housing Partnership with the Housing Trust and DHCD with EOHLC.

There is now a total of 14 articles for the ATM warrant.

Ms. O'Donnell made a motion to add the additional articles to the ATM warrant. Mr. Monaco seconded it. The vote was Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Ms. O'Donnell, Aye.

Mr. Guimond told the Board that the public hearing for the zoning articles will be March 18, 2024. He asked the Board how they would like to hold the public hearing: in-Person, hybrid, or Zoom only. Ms. O'Donnell said that hybrid was not helpful and preferred Zoom only. Mr. Pappastratis agreed that Zoom only was better.

Board/Staff Reports

Mr. Guimond said that the Planning Office has been very busy with the Ferry St 40B questions, zoning package, and beach nourishment questions.

Minutes (12/11/2023 and Executive Session 12/11/2023)

Ms. O'Donnell made a motion to approve the minutes of 12//11/2023 and the Executive Session minutes of 12//11/2023. Mr. Monaco seconded it. The vote was Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Ms. O'Donnell, Aye.

Adjournment to (Roll Call Vote)

At 7:20pm, Ms. O'Donnell made a adjourn the meeting. Mr. Monaco seconded it. The vote was Mr. Monaco, Aye; Mr. Pappastratis, Aye; Mr. Cantwell, Aye; and Ms. O'Donnell, Aye.