

**TOWN OF MARION
PLANNING BOARD
April 21, 2015
Main Conference Room
Marion Town House
Two Spring Street**

MEMBERS PRESENT: Stephen Kokkins, Chairman
Norm Hills, Vice-Chairman
Steve Gonsalves
Eileen Marum
Mike Popitz
Rob Lane, Clerk

MEMBERS ABSENT: Rico Ferrari

BOARD ASSISTANT: Anita Donovan

ALSO PRESENT: Dan Crete
Kellie Crete
Kate Mahoney
Dave Davignon

Commencement – Chairman Kokkins called the regular meeting to order at 5:00P.M.

Marion Affordable Housing Trust – Housing Production Plan (HPP)

Jennifer Watson, Chairman of the Housing Trust noted that the Trust addressed all of the suggestions that had been emailed to the Trust by the Planning Board.

Several Members provided positive comments about the document and noted that it will provide useful information for the ongoing Master Plan development.

Motion made by Member Marum to accept the Town of Marion Housing Production Plan, seconded by Member Popitz.

VOTE: 6-0-0

**Continued Public Hearing Site Plan Review – Dan Crete of Salt works Marine, LLC
c/o N. Douglas Schneider & Associates, Inc. 291 Wareham Street Map 11, Lot 79A
15:35**

Motion made by Member Marum to reopen the Public Hearing, seconded by Clerk Lane.

VOTE: 6-0-0

Dave Davignon, engineer for Saltworks Marine LLC noted that he is continuing to work with GAF's latest peer review letter of August 17, 2015. As a result of these peer review

comments he has new plans along with a Board of Health letter. Dave Davignon went on to discuss changes (1) recharge analysis, (2) handicapped parking relocation, (3) addition of screening trees between parking spots #6 and #7, and (4) addition of a floor drain.

Chairman Kokkins asked if Dave Davignon had any differences with the latest GAF response. Dave explained the difference on comment 3.6 because the area is not placed on fill, it does not need a 4 foot layer of naturally occurring soil. He has asked for a waiver.

Chairman Kokkins was concerned with the 40 foot width of the curb cut. Dave Davignon noted that the bylaw requires 24 feet and a waiver will be requested. They will use imaginative striping so that drivers on Route will not be confused.

Vice-Chairman Hills had a number of comments that were adequately responded to by Dave Davignon.

Chairman Kokkins stated that the Special Permit Hearing is scheduled for May 4, 2015 and we should work to get the Site Plan approval at that meeting

Vice-Chairman Hills pointed out that the lot still has a portion that is in a Velocity Zone and nothing can be approved on that portion without a Letter of Map Revision from FEMA. Dan Crete explained that the current owner has to submit the Letter of Map Change, and until a LOMR is issued the Quonset structure will not be installed on that location. He wants to be abundantly clear, there will be no Velocity Zone construction.

Motion made by Member Popitz to continue the Public Hearing to May 4, 2015 at 7:10P.M., seconded by Vice Chairman Hills.

VOTE: 6-0-0

Old/New Business

Update – RFP for Engineering Services

The RFP has been issued, we are waiting for responses.

Update – Master Plan

Two contracts, *Town of Marion Municipal Contract – Draft Master Plan Assistance* and *Town of Marion District Local Technical Assistance* were explained by Vice-Chairman Hills. There were no member comments.

Motion made by Member Marum to accept both documents from SRPEDD for approval, seconded by Member Popitz.

VOTE: 6-0-0

Minutes

Clerk Lane noted that there are three sets of minutes that cover a time prior to many of the Members being on the Board. New members may vote on the minutes as “a matter of expediency” but it must be noted that they were not present for that meeting.

Motion made by Gonsalves to accept the minutes of August 19, 2013, seconded by Member Popitz.

VOTE: 6-0-0 Note: Member Marum, Clerk Lane and Member Popitz not members of Board August 19, 2013.

Motion made by Member Gonsalves to accept the minutes as amended of September 16, 2013, seconded by Member Popitz.

VOTE: 6-0-0 Note: Member Marum, Clerk Lane and Member Popitz not members of Board September 16, 2013.

Motion made by Member Gonsalves to accept the minutes of October 7, 2013, seconded by Chairman Kokkins.

VOTE: 6-0-0 Note: Member Marum, Clerk Lane and Member Popitz not members of Board October 7, 2013.

Vice-Chairman Hills noted that the draft December 1, 2014 minutes did not include the details that he had provided.

Clerk Lane responded that he determined that they were inappropriate.

Chairman Kokkins supported Clerk Lane saying that available video and audio recordings were sufficient.

Vice-Chairman Hills challenged that the video/audio recordings were acceptable substitutes for detailed written minutes.

Clerk Lane responded that he had talked to others who agreed with his position. Member Gonzales pointed out that the Board had previously voted on content, no discussion was needed.

Resident K. Mahoney volunteered that she had served on various boards elsewhere and agreed that minutes should provide adequate information and recommended reviewing Roberts Rules.

Clerk Lane stated that his research satisfied him that the draft format was acceptable.

Chairman Kokkins closed the discussion and stated that video and audio recordings are an official part of proceedings, this may be different than previous process. He will check with Town Council.

Motion made by Member Gonsalves to approve the minutes as presented of December 1, 2014, seconded by Chairman Kokkins.

VOTE: 4-2-0 Note: Member Marum and Vice Chairman Hills voted nay.

Bills

None

Motion made by Clerk Lane to adjourn, seconded by Member Marum at 6:25P.M.

VOTE: 6-0-0

List of Documents Received:

Town of Marion Housing Production Plan April 2015 Application -Salt works Marine LLC, Dan Crete of Salt works Marine, LLC c/o N. Douglas Schneider & Associates, Inc. 291 Wareham Street Map 11, and 79A

Douglas Schneider & Associates, Inc. 291 Wareham Street letter dated April 20, 2015

Board of Health letter dated April 17, 2015

Peer Report GAF Engineering dated April 17, 2015

Waiver Request dated April 8, 2015

Town of Marion Municipal Contract – Draft Master Plan Assistance

Town of Marion District Local Technical Assistance Contract

Minutes of August 19, 2013 September 16, 2013, October 7, 2013, December 1, 2014

Note: The documents, reports, correspondences, submittals, notices, exhibits are a part of the official record along with these minutes.

Respectfully Submitted,

Norm Hills, Clerk