

**TOWN OF MARION  
PLANNING BOARD  
May 4, 2015  
Main Conference Room  
Marion Town House  
Two Spring Street**

**MEMBERS PRESENT:** Norm Hills, Vice-Chairman  
Eileen Marum  
Mike Popitz  
Rico Ferrari  
Steve Gonsalves

**MEMBERS ABSENT:** Rob Lane Clerk  
Stephen Kokkins, Chairman

**BOARD ASSISTANT:** Terri Santos

**ALSO PRESENT:** Dan Crete  
Kellie Crete  
Doug Schneider

**Commencement** – Vice-Chairman Hills called the regular meeting to order at 7:00P.M.

**Vote on Recommendations for Town Meeting – Citizen Petition bylaw “Zoning Limitation on the Size of the Footprint of Commercial and Retail Buildings and Structures”**

Vice-Chairman Hills quickly reviewed the history of this petition starting with the November 17, 2014 meeting noting that the Board consensus was not in favor of the petition.

Motion made by Member Marum that the Board not recommend the Citizen Petition Bylaw at Town Meeting, seconded by Member Gonsalves.

**VOTE: 5-0-0**

Vice-Chairman Hills noted that there is a revised Saltworks Conservation Commission Order of Conditions dated April 28, 2014 in the packets.

**Bills**

Motion made by Vice-Chairman Hills to pay the attendance of Member Marum to the annual SRPEDD meeting in the amount of \$40.00, seconded by Member Gonsalves.

**VOTE: 5-0-0**

Motion made by Vice-Chairman Hills for the mileage of Member Marum for the SRPEDD meeting in Taunton in the amount of \$33.68, seconded by Member Popitz.

**VOTE: 5-0-0**

Motion made by Vice-Chairman Hills to pay bill for to GAF in the amount of \$1,500 from the Saltworks 53G account which there are adequate funds to cover, seconded by Member Gonslaves.

**VOTE: 5-0-0**

### **Update – RFP for Engineering Services 8:19**

Vice Chairman Hills explained that the Board has received four responses to the RFP; that members should review the responses so they can be discussed and a decision made at a future meeting.

### **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**

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

**VOTE: 5-0-0**

Doug Schneider noted that the Applicant has nothing to add on the site plan review and suggested continuing the Public Hearing until after the conclusion of the Special Permit public hearing.

Motion made by Vice Chairman Hills to continue the public hearing to after the conclusion of the Public Hearing of Special Permit, seconded by Member Gonsalves.

**VOTE: 5-0-0**

### **Update – Masterplan**

Vice-Chairman Hills explained that two contracts for SRPEDD had been signed and a meeting was held last week with SRPEDD. SRPEDD is starting the process now. The Subcommittee is developing the concept of are putting together support elements representing various aspects of the Town to provide advise with the Master Plan.

Member Ferrari noted that there will be a meeting with all of the Town Departments and there will be a workshop next month.

### **Public Hearing Special Permit – to allow construction of commercial buildings (s) with a total gross floor area greater than 5,000 square feet. Dan Crete of Saltworks Marine, LLC c/o N. Douglas Schneider & Associates, Inc. 291 Wareham Street Map 11, Lot 79A**

Vice-Chairman Hills read the Public Hearing notice into record.

Motion made by Vice-Chairman Hills to open the Public Hearing, seconded by Member Gonsalves.

**VOTE: 5-0-0**

Doug Schneider explained that they were there for obtain a Special Permit according Section 7.2. The applicant had submitted plans through the Site Plan application and they are essentially the same for the Special Permit. He asked if the Board had any questions.

Vice-Chairman Hills asked the Public if they had any comments. There were none.

Vice-Chairman Hills asked the Board if there were any more comments or question. There were none.

Motion made by Vice-Chairman Hills to close the Public Hearing, seconded by Member Gonsalves.

**VOTE: 5-0-0**

Motion made by Vice-Chairman Hills to open the continued Public Hearing for Site Plan Review, seconded by Member Gonsalves.

**Vote: 5-0-0**

Vice-Chairman Hills asked if there were additional comments on the Site plan from the Applicants, the Board or the Public. There were none.

Motion made by Vice-Chairman Hills to close the Public Hearings for Site plan Review, seconded by Member Gonsalves.

**VOTE: 5-0-0**

The draft language for the Special Permit and Site Plan Review was reviewed by the Board.

Motion made to approve the draft Special Permit Language as written, subject to Town Council approval for the Special Permit, seconded by Member Gonsalves.

**VOTE: 5-0-0**

Member Ferrari questioned if the as built should be signed off on by a consulting engineer. Mr. Schneider stated that he would be able, as an engineer to sign off on the as built.

Motion made by Vice-Chairman Hills to accept the draft decision for the Site Plan Review subject to Town Council approval before being issued, seconded by Member Gonsalves.

**VOTE: 4-0-1 Note: Member Ferrari Abstained**

Motion made by Vice-Chairman Hills to adjourn, seconded by Member Marum at 7:35P.M.

**VOTE: 5-0-0**

List of Documents Received:

Saltworks - Conservation Commission Order of Conditions

Bill - Annual Meeting for SRPEDD \$40.00

Bill – Mileage for meeting in Taunton in the amount of \$33.68

Bill – GAF peer review of Saltworks in the amount of \$1,500.00

Application Site Plan Review/ Special Permit -Salt works Marine LLC, Dan Crete of Salt works Marine, LLC c/o N.

Draft Language, Site Plan Review and Special Permit for Salt works Marine, LLC

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

Respectfully Submitted,

Norm Hills, Clerk