

**TOWN OF MARION  
PLANNING BOARD  
March 7, 2016  
Main Conference Room  
Marion Town House  
2 Spring Street**

**MEMBERS PRESENT:** Rob Lane, Chairman  
Eileen Marum  
Steve Gonsalves  
Norm Hills, Clerk  
Jennifer Francis  
Mike Popitz

**MEMBERS ABSENT:** Rico Ferrari Vice-Chairman

**BOARD ASSISTANT:** Terri Santos

**ALSO PRESENT:** Steve Kokkins

**Commencement** – Chairman Lane called the regular meeting to order at 7:00PM

Chairman Lane noted that at the last meeting March 1<sup>st</sup>, Clerk Hills and Member Ferrari updated the Board and the Public on the Master Plan that will be on ORCTV VIMEO. He also noted that Member Marum has been to a SRPEDD meeting and provided a report that has been posted online on the Planning Website. Chairman Lane handed out the report titled Summary of SRPEDD Meeting dated February 24, 2016 to the Board.

**Introduction of Town Planner**

Ken Buckland introduced himself and explained his background that included:

- Over 30 years experience as a community planner (Town Planner in Falmouth), consulting planner
- Involved in over 5000 State, Federal and local projects
- Worked on Master Plans from the smallest to the largest towns.

Member Marum stressed implementation of sustainability and resiliency as a coastal community. Ken responded that these will be an element of the Master Plan. Member Gonsalves noted that he didn't think these were concerns, that he didn't want any onerous regulations. Chairman Lane reminded everyone that the draft will come to the Board for review of the ultimate product, members will have an opportunity to provide input and resolve differences at that time.

Chairman Lane asked Mr. Buckland to have the Board Assistant email his contact information to the Board including his Cell Phone number.

### **Approval of Minutes**

Motion made by Member Marum to approve the minutes of November 2, 2016 as amended, December 7, 2016 as amended and January 4, 2016 (Member Marum Abstain 01/04/2016), seconded by Member Popitz.

**VOTE: 6-0-0**

### **Correspondence**

Open Space Survey – Chairman Lane explained that at the March 1 BOS meeting Clerk Hills and Member Ferrari asked the BOS to table the Open Space Survey and refer it to the Master Plan Open Space Advisory committee; they agreed. Clerk Hills reviewed an email he had written with a subject of Open Space Survey to John Rockwell, March 6, 2016.

NOAA Atlas Rainfall – Chairman Lane explained that he checked with Jon Witten and as long as the change deals with subdivision regulations the Board can make the change by having a public hearing. He spoke with Sue Nilsen of CLE engineering and she has agreed to attend the next meeting, without charge to explain the tables. If at that point the Board would like to move forward the Board can advertise for a public hearing. It was decided to have Ms. Nilson come when there is a full board on April 4.

Clean Energy – Chairman Lane noted that Town Counsel and the CLC lawyer will meet this Friday to resolve one last disagreement and then the executed documents from Clean Energy will be submitted in anticipation of the building permits. Member Francis requested that the Chairman email the Board to keep them involved and up to date.

Remote Attendance – Chairman Lane noted that at the moment the Mullin rule is in effect where if a board member misses one Public Hearing meeting they can watch the tape, sign a certificate and then they're allowed to vote. He explained the idea of incorporating remote attendance. There is a provision in the state law that allows for remote attendance and voting and asked that the Board consider doing this. Implementation would need a speaker phone and to indicate the member that is absent and attending remotely and take vote by rollcall. Remote participation must be approved by the Board of Selectmen.

Chairman Lane also noted that he would like to see if we could invite the public to participate remotely. Jon Witten noted that must be done thorough the Board assistant. The only way the public could do is by emailing the Board Assistant and it would be part of the Public Record.

Clerk Hills noted that remote attendance is not something that he would be in favor of.

Member Marum noted that at CPTC the subject of remote attendance was discussed and if you are in town you must participate. She noted the potential for abuse. Chairman Lane noted that there are five reasons for remote participation and a member must demonstrate that he/she meets one of those reasons. After discussion it was decided that the Board would discuss this subject at the next meeting.

Peer Review - Chairman Lane noted that the Peer Review contract will be reviewed by Jon Witten for the next meeting.

CPTC Training - Clerk Hills noted that the CPTC training is in 2 weeks for those who are interested. It was noted that Member Marum was also attending

Planning Board Forms - Clerk Hills noted that he submitted the revised Planning Board Forms over a year ago and only Forms 4A, 4B, and 4C were updated. He explained that the Board needs to review and approve the remaining Forms.

Meeting Read Ahead Packages - Clerk Hills is still not getting the meeting read ahead packages in a timely manner. After discussion it was decided that the packages be mailed on Wednesday and if the agenda is revised it will be emailed.

Annual Report - Clerk Hills commented that he had sent an email regarding a disagreement with some of the wording in the Annual Report to The Board Assistant. No response was received and the Annual Report has been submitted without the Board's vote.

### **Approval of Bills**

Chairman Lane noted that the balance of the budget is now at \$671.31 minus the bills to be approved today. He explained that this is what is available until June 30 and wanted to make everyone aware where the Board is with funds. The expenses for the Town Planner and advertising are included in this.

Clerk Hills asked if the budgeted money for the Town Planner could be used for those particular expenses. Chairman Lane stated that Judy Mooney would not let them take funds from the Town Planners line item for any other purpose.

Motion made Chairman Lane to pay the three bills: meeting mileage for Member Marum at \$31.54, two CPTC registrations for \$65.00 total amount of the bills at \$161.54, seconded by Member Gonsalves.

It was noted that the Planning Assistant would mail the CPTC registration fee for Member Marum and the other CPTC fee is a reimbursement to Clerk Hills for \$65.00.

**Recommendation to the ZBA – 313 Wareham Road, Peter and Elizabeth Turowski**  
No Comment Note: Motion made by Member Gonsalves, no vote taken.

**Recommendation to the ZBA – 34 Piney Point Road, Dena Xifaras**

Motion made by Member Francis that our concern includes the stand-alone nature of the structure and the additional sanitary demands of a complete house, seconded by Member Gonslaves.

**VOTE: 6-0-0**

**Recommendation to the ZBA – 12 Cross Neck Road, Jorge and Tiffany Figueredo**

Motion made by Clerk Hills that the Board is concerned that the addition is a one bedroom home containing a bathroom, kitchen and laundry room; that may place unacceptable demands on the septic system. Furthermore there seems to be a discrepancy between the 4 bedroom designation on the assessor's records and the Applicants indication that the home only has 3 bedrooms, seconded by Member Gonsalves.

**VOTE: 6-0-0**

Motion made by Member Marum to adjourn, seconded by Member Gonzales at 8:03PM.

**VOTE: 4-0-0**

List of Documents Received:

Minutes of November 2, 2015, December 7, 2015 and January 4, 2016

Budget memo dated February 23, 2016

Summary of SRPEDD Meeting Eileen Marum 2/24/2016

Open Space Survey Email Norman Hills to John Rockwell, March 6, 2016

Bills CPTC @ \$65.00, Norm Hills CPTC @ \$65.00, Member Marum mileage @ \$31.54

Recommendation to the ZBA – 313 Wareham Road, Peter and Elizabeth Turowski

Recommendation to the ZBA – 34 Piney Point Road, Dena Xifaras

Recommendation to the ZBA 12 Cross Neck Road, Jorge and Tiffany Figueiredo

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

Respectfully Submitted,

Norm Hills, Clerk