

**TOWN OF MARION
PLANNING BOARD
June 6, 2016
Main Conference Room
Marion Town House
Two Spring Street**

MEMBERS PRESENT: Rob Lane, Chairman
Steve Kokkins, Vice Chairman
Eileen Marum, Clerk
Jennifer Francis
Mike Popitz
Steve Gonsalves
Will Saltonstall

MEMBERS ABSENT: None Absent

BOARD ASSISTANT: Terri Santos

ALSO PRESENT: Dianne Kelly
Walter Kelly
Andrea Ray
Peter Paul
Richard Serkey
Eric Aubrey

Commencement – Chairman Lane called the regular meeting to order at 7:00 p.m.

Approval of Minutes

Motion made by Member Francis to approve the minutes of April 4, 2016 as amended, seconded by Member Gonsalves.

VOTE: 7-0-0

Motion made by Member Popitz to approve the minutes of May 2, 2016, seconded by Clerk Marum.

VOTE: 7-0-0

ORCTV Status – Chairman Lane noted a contract has been signed and equipment must be installed to resume broadcasting Planning Board (PB) meetings live, but there is no schedule for equipment installation. Member Popitz will follow up and seek more information from ORCTV regarding equipment installation.

Remote Attendance Update – Chairman Lane noted that the PB is waiting for the installation of the live phone line, and reminded members that certain conditions must be met to attend a meeting remotely.

Community Engagement – Jennifer Francis explained community engagement. The idea is to increase access to the community so residents can ask questions and raise concerns regarding planning and/or bylaw issues that fall under the umbrella of the Planning Board. After discussion, the consensus was to give the idea a trial period. Member Francis noted that she would place notices in the paper announcing that community engagement will be on future agendas.

Budget - Chairman Lane explained that the Board does have about \$1,100.00 for the rest of the year. He noted that this will enable us to place the NOAA bylaw advertisement and he noted that he has asked Member Marum to keep track of the budget with Judy Mooney.

Ken Buckland will discuss the MA Zoning Reform Legislation at the June 20th meeting.

Schedule Public Hearing Date (NOAA Rainfall Data) Revised Subdivision Rules and Regulations Section 4.4.1 – Chairman Lane noted a Public Hearing will be scheduled for July 18th providing Mike Campagnon is available to outline NOAA's Rules.

Board of Selectmen Reorganization Memo – no comments.

SRPEDD Annual Meeting Report – Member Marum outlined her report from the Meeting of May 25, 2016, noting that former Planning Board Member Norm Hills was recognized for his leadership on the Master Plan Committee. The SRPEDD report shows Marion should develop a public education campaign designed to come to consensus on the issue of climate change and sea level rise.

ANR Application 240, 248 Converse Road, Nye/Kelly c/o Attorney Peter Paul

Motion made by Clerk Marum to endorse the plan, seconded by Member Gonsalves.

VOTE: 7-0-0

Old Business

None discussed

Bills

Motion made by Member Popitz to pay the bill for the Fee to attend the SRPEDD Meeting of \$40.00, seconded by Member Saltonstall.

VOTE: 7-0-0

Motion made by Member Popitz to pay the May 4, 2016 bill for SRPEDD in the amount of \$10,760.28, seconded by Member Francis.

VOTE: 7-0-0

Master Plan

Chairman Lane noted that the Master Plan is a Planning Board document that will need to be reviewed by the Board. It was also noted that the Board will have homework to do reviewing the drafts; there is a possibility that special meetings might be required. Member Francis and Member Kokkins have agreed to co-chair the Master Plan Committee.

Member Francis noted that the Board will need to review and comment on two elements per meeting in order to get comments in before the SRPEDD contract is over. It was noted that Ken Buckland should attend all the meetings.

Vice Chairman Kokkins suggested that the Board not go up to the end date of the contract do to the possibility of unresolved problems or other difficulties.

Member Francis explained that she asked Norm Hills to be the advisory group coordinator, and she will contact Rico Ferrari regarding his interest in participating.

Johnson Family Investments – 806 Mill Street

Member Saltonstall explained that he spoke with Arne Johnson and also went through the paper work in the file which did have an operations and manual section in the storm water report. His recommendation is that no further action would be required. Chairman Lane asked Member Saltonstall to work with the Board assistant and draft a memo to Scott Shippey.

Clean Energy Solar Farm

- **Rochester Planning Board Request to Change Screening Fence**
- **Marion Building Commissioners Letter Dated 5/17/2016**

Chairman Lane explained that there are two issues: 1. The Rochester Planning Board request to Clean Energy to revise the screening on the Rochester side. 2. The Tucker Lane cul-de-sac power line and the vegetative clearing that exceeded the Order of Conditions. Clean Energy received a revised Order of Conditions from the Conservation Commission.

Chairman Lane explained with regards to the clearing on Tucker Lane, the Board's interest has to do with screening. The Board cannot not diminish what the Conservation Commission has ordered but can exceed it.

Member Popitz indicated that he visited the Tucker Lane site and spoke with residents who expressed concern about the "over cutting" of the pathway for transmission lines and the possibility of a negative impact resulting from the "over cutting."

Mr. Richard Serkey addressed the two matters explaining that the Rochester Planning Board advised them that they were disappointed with the vegetative screening on west side of Mary's Pond. Clean Energy submitted a plan with fencing to the Rochester Planning Board on May 25, 2016 and the Rochester Planning Board voted to reopen the public hearing providing the fencing outlined on the plans was not installed by June 14, 2016. Mr. Serkey explained that the fencing revision is a minor modification and that Clean Energy was seeking Marion's Planning Board approval to the modification so that the fencing can be installed by the June 14, 2016 deadline.

Chairman Lane noted that if Board votes that it is minor change it is remanded to Scott Shippey the Building Commissioner.

Regarding trees on Tucker Lane, Mr. Serkey explained that Clean Energy submitted a letter and plan to the Conservation Commission with a revised Order of Conditions.

Clean Energy Project Manager Eric Aubrey explained a tree contractor was working on Perry's Lane and a meeting was planned with the Marion Conservation Commission for the following Tuesday. The tree company was working on Thursday and finished their work early and went ahead with trimming before meeting with the Conservation Commission taking out more trees and brush. They did meet with the Conservation Commission and have a vegetation plan for clearing up to, but not exceeding, a height of 10 feet. Also, 32 bushes and 2 trees were replaced and the growth is starting to come in.

After discussion between the Board and the applicant, it was decided to vote on both issues.

Motion made by Vice Chairman Kokkins to recommend that the fence in Rochester be a minor plan change and be remanded to the Building Commissioner, seconded by Member Francis.

VOTE: 7-0-0

Motion made by Member Popitz that we request that plans be presented both in elevation and the vegetation. Also provide a plant maintenance schedule along with a written estimate of when the screening will be achieved by normal growth, seconded by Member Gonsalves.

VOTE: 7-0-0

Motion made by Member Francis to adjourn, seconded by Member Popitz at 8:08 p.m.

VOTE: 7-0-0

List of Documents Received:

Minutes of April 4, 2016, May 2, 2016

Memo Jennifer Francis – Community Engagement

Eileen Marum—SRPEDD Annual Meeting Report

Remote meeting Participation Memo Paul Dawson, Letter from BOS

Board of Selectmen Memo - Reorganization

Bill -SRPEDD Meeting of \$40.00

Bill - SRPEDD in the amount of \$10,760.28

ANR Application 240, 248 Converse Road

Site Plan Decision page 2 Johnson Family Investments

Clean Energy Solar

- Rochester Planning Board Request to Change Screening Fence with Plans

- Marion Building Commissioners Letter Dated 5/17/2016, Conservation Commission order, Restorative Plan Goddard Consulting

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

Respectfully Submitted,

Eileen Marum, Clerk