

**TOWN OF MARION  
PLANNING BOARD  
June 20, 2016  
Main Conference Room  
Marion Town House  
Two Spring Street**

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

**MEMBERS ABSENT:** Mike Popitz

**BOARD ASSISTANT:** Terri Santos

**ALSO PRESENT:** Jay Ryder  
William do Carmo  
Jay Myrto  
Cynthia Callow

**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 May 16, 2016, seconded by Clerk Marum.

**VOTE: 6-0-0**

**Community Outreach (15 Minutes)**

William do Carmo expressed concern that there was “no privacy” as a result of poor sound attenuation at Marion Village Estates, the units abut one another—one can hear their neighbor’s conversations through the walls, doors slamming and people running up and down the stairs at 2 and 3 o’clock in the morning. Mr. do Carmo suggested changes to local building codes for noise abatement. “It is a major nuisance and all tenants are complaining about it,” Mr. do Carmo said.

Chairman Lane noted it was an acoustical issue, and that nothing could be done in regards to the existing project, but the Master Plan Committee can take these concerns under consideration.

## **Correspondence**

Chairman Lane mentioned a Memo from the Board of Health regarding future storm water issues being forwarded to the Planning Board. Member Francis noted that there is the physical side of storm water involving potential flooding and the other being a potential contaminate issue which would be the Board of Health side.

Cease and Desist Notice from Building Commissioner 818 Point Road– Clerk Marum commented that she left a message for Building Commissioner Scott Shippey on Monday morning, June 20th for clarification of the Cease and Desist notice. Mr. Shippey had not returned her call. Chairman Lane noted that he spoke with Scott Shippey and Mr. Shippey sent the letter because it was Mr. Shippey's impression that David Jenney was conducting a business. Clerk Marum raised the concern that it might be the clearing of underbrush and thinning of the forested area as a means of fire prevention rather than a business enterprise.

Chairman Lane mentioned a letter from SRPEDD's Executive Director, Jeffrey Walker, thanking Clerk Marum for her good service and her willingness to continue serving as a member of the SRPEDD Board of Commissioners.

Chairman Lane commented that Mike Popitz spoke with Comcast regarding ORCTV going live and Comcast indicated that Paul Dawson could possibly influence getting the equipment repaired. The possibility of using other companies was discussed. Chairman Lane noted that Member Popitz started researching the equipment issue, and member Popitz would continue in that endeavor.

NOAA Rainfall – The public hearing has not been scheduled.

## **Old Business**

None discussed

## **Bills**

Motion made by Clerk Marum to pay the WB Mason bill for a name plate in the amount of \$10.44, seconded by Vice Chairman Kokkins.

**VOTE: 6-0-0**

Chairman Lane noted that Clerk Marum agreed to help with the budget.

Motion made by Member Francis to pay the bill for SRPEDD in the amount of \$1,972.23 seconded by Member Gonsalves.

**VOTE: 6-0-0**

## **Clean Energy Solar Farm**

Correspondence from Conservation Commissioner - Chairman Lane explained that the notice from the Conservation Commission changes nothing and that whatever the Planning Board approves for remediation of the plan may require further approval from Conservation Committee. If the Conservation Commission does not cooperate and give Clean Energy permission to do what the Planning Board approves, then, it places the Boards at odds with one another and would place Clean Energy in the position of having to work with each of the five parties of interest: the Planning Board, Conservation Commission, Building Commissioner, Clean Energy and the residence of Tucker Lane.

Mr. Myrto explained that they had a meeting on site with Member Popitz and Member Gonsalves and took feedback to GAF and created the plan which was submitted to the Planning Board.

Member Gonsalves noted that the plan was acceptable to him.

After discussion, Chairman Lane asked for a motion that approves this plan that guarantees a maintenance and plant watering schedule for two years. The plan is to be approved by Member Gonsalves.

The above motion was made by Member Gonsalves and seconded by Clerk Marum.

**VOTE: 6-0-0**

## **Discussion – MA Zoning Reform Legislation headed by Ken Buckland**

Ken Buckland addressed the Board and reviewed the MA Zoning Reform Legislation. Ken noted that the Board may want to make comments to state Representative Bill Straus. The legislation will need to go through the House of Representatives and to Governor Charlie Baker for his signature.

Chairman Lane asked for the Board to put together comments and send them to the Board Assistant for Mr. Buckland's review by next Tuesday, that way, Mr. Buckland can compile the comments and submit a letter for the Board to review.

It was noted that a webinar through Mass Smart Growth alliance had been emailed to the Members and would be sent again to the Board by the Board Assistant.

## **Master Plan – Goals & Policies and Land Use**

Chairman Lane requested the specific elements to be discussed in the Master Plan be forwarded electronically to the Board by Ken Buckland. The Board Assistant will forward the material to Board members for comment. Chairman Lane requested that Board members send commentaries to Ken by the Thursday before the next scheduled Planning Board meeting in order for Ken to collate those comments.

Member Francis noted that she spoke with Grant King from SRPEDD and that Element Number 1, Goals and Policies, is an executive summary, and it should be addressed after the Master Plan is written. The Board Assistant will resend the document to the Board.

Member Francis noted that she would revise the time line. SRPEDD is in the process of writing two more elements for the Master Plan.

Motion made by Clerk Marum to adjourn, seconded by Member Francis at 8:20 p.m.

**VOTE: 6-0-0**

List of Documents Received:

Minutes of May 16, 2016

Bill –WB Mason \$10.44

Bill - SRPEDD in the amount of \$1972.33

Goals and Policies Overview received June 2016

Clean Energy Solar – Plan dated June 1, Conservation Commission Memo

Building Commissioner Cease and Desist Memo

SRPEDD Memo dated June 6, 2016

Outline of MA Zoning Legislation

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