

**TOWN OF MARION
PLANNING BOARD
Marion Town House
Main Conference Room
2 Spring Street
August 15, 2016**

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

MEMBERS ABSENT: Mike Popitz

BOARD ASSISTANT: Terri Santos

ALSO PRESENT: Mike Campigone
Cindy Callow
Jean Perry
Steve Giosi
Mr. Medeiros

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

Approval of Minutes

Motion made by Member Marum to approve the minutes of July 18, 2016, seconded by Vice Chairman Kokkins.

VOTE: 6-0-0

Community Outreach (15 Minutes)

Correspondence

Forms – Jon Witten approved the revised Subdivision forms; the forms will be available on line.

Email from the Conservation Commission and Clean Energy Collective concerning status of the plantings. It was noted that member Gonsalves would inspect the area after the planting of vegetation.

Town Meeting – it was noted that there would be a special town meeting on Monday October 24. Chairman Lane suggested that Vice Chairman Kokkins and Member Francis

research the possibility of the Board needing more funds for the Master Plan project. If more funds are needed, the Board should submit an Article at Special Town Meeting.

Approval of Bills

Motion made by Member Popitz to approve the bill for the Signatures to the Registry for \$77.00, seconded by Vice Chairman Kokkins.

VOTE: 6-0-0

Comments to the ZBA- James and Nancy Kiehl, 15 West Avenue

After discussion it was decided not to comment.

Public Hearing – Amendment of Subdivision Rules and Regulations paragraph 4.4.1 Storm water Management Calculations

Motion made by Clerk Marum to open the public hearing, seconded by Vice Chairman Kokkins.

VOTE: 6-0-0

Clerk Marum read the legal notice into the record.

Chairman Lane introduced Mike Campigone of CLE engineering who explained the amendment. NOAA has historically used rainfall distributions derived from rainfall-frequency data. The rainfall distribution represents the cumulative rainfall from the beginning to the end of the storm. Mr. Campigone noted that the NOAA Atlas 14 is more up to date.

After questions by the Board to Mr. Campigone and discussion, Chairman Lane asked the public for comments about the proposed change. There were no comments from the public and no further comments from the Board.

Motion made by Clerk Marum to close the public hearing, seconded by Member Gonsalves.

VOTE: 6-0-0

Motion made by Vice Chairman Kokkins that the amendment shall be approved as written, seconded by Member Gonsalves.

VOTE: 5-0-1 Note Member Francis abstained

Discussion – 78 Wareham Street – Waterfront Compound c/o Sitec

Chairman Lane explained the Application falls under section 5.5 Waterfront Compounds which will require a Special Permit.

Steve Giosi explained the plan and the proposed application. He noted that the goal was to preserve the two existing structures on the 60-acre parcel. The owner would occupy the main house himself. He noted that the plans were preliminary and they realized there would need to be a Special Permit. Mr. Giosi wanted to get input from the Board and the community. No topographic survey has been done, but a brief memo on endangered species is available.

It was noted that there is an executed contract with the owner, and there is no Town sewer hooked up to the property.

Chairman Lane asked for comments from the Public and from the Board members.

Mr. Medeiros (potential buyer) noted that he has developed many projects and has been interested in this property for 2 years, and he is willing to adjust the plan according to the Boards feedback. Mr. Medeiros noted that, if there was an opportunity to do assisted living, the developers would be open to that possibility.

After discussion, several concerns were raised: the density of housing, the lack of open space, and the issue of wetlands. It was suggested that the plan demonstrate more of the Waterfront Compound bylaw and that bylaws objective.

Motion made by Clerk Marum to adjourn, seconded by Vice Chairman Kokkins at 8:27 p.m.

VOTE: 6-0-0

List of Documents Received:

Minutes of July 5, 2016

Memo regarding Town Meeting

Legal Notice Public hearing change in Storm Water Regulations

Memo Conservation Commission regarding Clean Energy

Bill for Signatures to the Registry - \$77.00

Plan and Cover Letter, 78 Wareham Street – Waterfront Compound c/o Sitec

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