

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

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

**MEMBERS ABSENT:** Steve Gonsalves

**BOARD ASSISTANT:** Terri Santos

**ALSO PRESENT:** Mike Decicco  
Tanner Harding  
Andrea Ray  
Arne Johnson  
Arnold Briggs

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

**Approval of Minutes**

Motion made by Clerk Marum to approve the minutes of October 17, 2016 as amended, seconded by Member Francis.

**VOTE: 6-0-0**

**Community Outreach (15 Minutes) - No comments.**

**Correspondence**

**SRPEDD Draft Master Plan** -Chairman Lane noted that the Board of Selectmen have transferred their twenty hours of SRPEDD Technical Assistance to the Planning Board.

Chairman Lane suggested the board discuss how the process would be handled for the language and concept of the Master Plan. He expressed the need for input from all Board Members and the absence of a member might require returning to material that was previously discussed. After some dialogue, Board Members decided to prepare for two

elements per meeting beginning with the Land Use and the Economic Development elements at the November 21 meeting.

**Master Plan Transportation and Circulation Task Force** - Member Francis prepared a mission statement for the Master Plan Transportation and Circulation Task Force, and she distributed a list of possible candidates for the Task Force.

**Summary of SRPEDD Committee Meeting** - Clerk Marum reviewed the summary of the report of the SRPEDD Board of Commissioners Meeting.

**2017 Meeting Schedule** – Chairman Lane asked the Board Assistant to check with the Police Station regarding the scheduling of summer meetings.

### **Old Business**

**Zoning Bylaw Discussion (Multifamily)** – Member Saltonstall explained that their next big step will be to meet with Jon Witten, Town Counsel next Wednesday with ZBA Members.

### **Approval of Bills**

Motion made by Member Francis to approve bill for Member Marum for travel expenses of \$31.64, seconded by Vice Chairman Kokkins.

**VOTE: 6-0-0**

Motion made by Member Francis to approve the bill to SRPEDD \$2,354.04 for Master Plan work, seconded by Vice Chairman Kokkins.

**VOTE: 6-0-0**

Motion made by Member Marum to extend Ken Buckland’s contract to June 30, 2017 in accordance to the existing contract remaining the same, seconded by Member Francis.

**VOTE: 6-0-0**

Motion made by Member Popitz to extend the SRPEDD contract under same terms and conditions except for the end date to be June 30, 2017, seconded by Member Francis.

**VOTE: 6-0-0**

### **Discussion – Hamblin Homes c/o Patricia McArdle, Spring Street Map 24 lots 36A, 37, 37A, 38**

Attorney McArdle and Bill Hurley met with the Board to get their input on a project they were proposing regarding Phase II of the Baldwin Brothers site. Attorney McArdle explained the application and plans and the desire to bundle four lots which would require going to Town Meeting for a bylaw change since the lots were not abutting the Residence E zone.

Mr. Hurley explained their desire to create 28 - 2 to 3 bedroom 1 level units. Member Saltonstall disclosed that he had worked on the Baldwin Brothers project and has not done work on the project in years. He felt that he does not have a conflict of interest on the project.

After discussion, it was noted that the Board would look forward to looking at the project again if there were any other questions.

### **806 Mill Street, Johnson Family Investments Modification of Site Plan c/o GAF Engineering**

It was noted by Chairman Lane that the applicant was relocating the curb cut to eliminate the need to move the utility pole.

Mr. Johnson presented a letter to the Board from the Correia's who are the abutters.

Motion made by Member Saltonstall to accept as written the motion that the Planning Board has determined that the changes to the 4/10/13 Site Development Plan (with revision dates of 5/29/13 and 2/28/14) dated 8/2/16 are minor under Article 9.10.4 and refers the matter to the Building Commissioner for further determination. This decision includes the provision that the Planning Board does not opine on whether or not the easement rights benefiting Correia (Map 17 Lot 15A) are satisfied, seconded by Member Francis.

**Vote: 6-0-0**

### **Comments to the ZBA – Manuel De Miranda, 10 Pumping Station Road**

No Comments

Motion made by Member Popitz to approve the fee for the Climate Change Seminar for \$10.00 for Member Marum to attend, seconded by Member Francis.

**VOTE: 6-0-0**

Motion made by Member Francis to adjourn, seconded by Member Saltonstall at 8:10 p.m.

**VOTE: 7-0-0**

List of Documents Received:

Minutes of October 17, 2016

Town Hall Holiday Schedule

Summary of the SRPEDD Committee meeting October 26, 2016

Meeting Notes November 2, 2016 – Meeting with ZBA Members re Bylaw Change

Hamblin Homes, Spring Street

806 Mill Street, Modification of Site Plan, Correia Letter

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