

**TOWN OF MARION  
PLANNING BOARD  
Marion Town House  
Main Conference Room  
2 Spring Street  
November 21, 2016**

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

**MEMBERS ABSENT:** Mike Popitz

**BOARD ASSISTANT:** Terri Santos

**ALSO PRESENT:** Tanner Harding  
Andrea Ray  
Susan Nilson

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

Chairman Lane announced that Mr. Ken Buckland, Marion’s Part Time Planner, had accepted a full-time position as Town Planner in Wareham. Mr. Buckland has agreed to stay on in a part time role “until we can get the rest of the Master Plan sorted out,” Chairman Lane said.

**Approval of Minutes**

Motion made by Vice Chairman Kokkins to approve the minutes of November 7, 2016, seconded by Member Francis.

**VOTE: 6-0-0**

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

**Correspondence**

**Attorney General Meeting** – Clerk Eileen Marum, Member Mike Popitz and Planning Board assistant Terri Santos attended the AG’s Municipal Law Unit meeting, and a packet of information was distributed to PB members.

**Summary of Citizen Planning Training Collaborative** - Clerk Marum summarized the presentation in Brockton regarding the Basics of Reading a Subdivision Plan.

**Transportation Task Force** – Member Francis is forming a Transportation Task Force, and she is in the process of contacting people.

## **Old Business**

### **Approval of Bills**

Motion made by Member Saltonstall to approve a bill for Clerk Marum for three transportation expense items totaling \$100.10, seconded by Vice Chairman Kokkins.

**VOTE: 6-0-0**

### **Pre-Submission Conference – Buzzards Bay Coalition c/o CLE Engineering, 172 and 177 Spring Street**

Susan Nilson, representative for CLE Engineering and Lars V. Olson, representative for David Crowell, came before the board for a pre-submission conference regarding development of 172 and 177 Spring Street, formally the site of Sippican Hardware. The Buzzards Bay Coalition is interested in developing a Marion Field Operations facility. The property is owned by David Crowell, and it will be leased to the Buzzards Bay Coalition. Eventually, the property will be gifted to the Coalition.

Ms. Nilson explained the building's functions: coastal water quality collection and analysis, volunteer training, storage center for water quality collection equipment and small boat storage. Mr. Olson presented two waiver requests: one for the environmental assessment, as the site was previously developed, and one for the traffic study claiming that with two people in the office, the effect on Spring Street will be negligible. Ms. Nilson also noted that the plan has incorporated more green space.

Ms. Nilson stated that Mark Rasmussen, director of BBC, is requesting that the project fall under the Dover Amendment (a common name for Massachusetts General Law (MGL) Chapter 40A, Section 3 which exempts agricultural, religious, and educational corporations from certain zoning restrictions) and not require site plan review. Chairman Lane explained that he spoke with Town Counsel, who stated that the Dover Amendment does not apply, and that, the board is entitled to a site plan. Chairman Lane noted that the board has a responsibility to the Town ensuring that everything be built in the Town's best interest.

Mrs. Nilson mentioned that they have not considered moving curb cuts. After discussion regarding circulation, Chairman Lane asked if they would be willing to have a restriction on turning which may need to be done partially in the street. Mrs. Nilson explained that the application would include details regarding the circulation of trucks with trailers in the formal application and configure the motor vehicle circulation so as not to impede traffic at a major intersection. The board waived the environmental assessment and the traffic survey.

Chairman Lane explained the need to establish a 53G account for approximately \$3,000. Member Popitz will be the board's liaison for the project, and Member Popitz should be contacted when the developers are ready to submit their application.

Form 4B items checked as follows:

- Major Site Plan Review would be required
- Waive the Environmental Assessment,
- Planning Board will include traffic and circulation issues in its detailed review
- 53 G account of \$3,000.

Motion made by member Francis to approve the form 4B as written, seconded by Clerk Marum.

**VOTE: 6-0-0**

### **Discussion of Draft Master Plan**

Chairman Lane noted that there were comments regarding Land Use submitted by the board and from Norm Hills before the meeting. He asked Mr. Buckland to go through the Master Plan page by page and ask for comments again from the board. After discussion, it was decided to review the Economic Development section of the Master Plan at the December 5, 2016 meeting.

Motion made by Member Francis to adjourn, seconded by Member Saltonstall at 8:48p.m.

**VOTE: 6-0-0**

List of Documents Received:

Minutes of November 7, 2016

Summary of CPTC Seminar

Bill – 100.10

Application -Pre-Submission Conference Buzzards Bay Coalition c/o CLE Engineering,  
172 and 177 Spring Street Form 4A and 4B

Draft Master Plan

Attorney General – Bylaw Incorporation

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