

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Jake Kramer
Tish Vadnais
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

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Meeting Minutes
January 8, 2020
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM

Present: Christopher Cooper, Robert Moitozo, Tomas Ennis, William Costa Sr, Tish Vadnais, Jake Kramer, Lynne Ferreira, Associate Member, and Daniel Roach Town Planner.

Absent: Edward Bertozzi

Mr. Cooper began the meeting with the Pledge of allegiance at 7:00p.m.

Form A

1. Blanding Road – Harper – 19-18A

Mr. Jeff Tallman of SITEC Engineering was present.

Mr. Tallman presented plans.

Mr. Ennis asked if both lots had adequate frontage?

Mr. Cooper stated no, the lot on the right does not.

There was discussion of cases where the most frontage was given that was possible.

Mr. Cooper stated we will look into case law so we are doing things correctly, we could do a 21-day waiver.

Mr. Tallman agreed.

2. Glebe Street – DuVally – 20-01A

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

Mr. Moitozo asked if the only thing that changed was the center lot line.

Mr. Davis stated yes.

Mr. Kramer made a motion to endorse the plan.

Ms. Vadnais seconded the motion. Motion passes.

Public Hearings

1. 150 Barney Ave. – Rosenfeld – 19-06 SPA, 19-05 GWSP, & 19-01 MSP

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented revised plans and read waiver request into the record.

Mr. Cooper read Fuss & O'Neil's comments into the record.

Mr. Kramer suggested changes in the plantings for added security.

Mr. Cooper asked if the board or the audience had any questions.
 Mr. Todd Creel of Barney Ave was present.
 Mr. Creel asked questions about the route 6 Barney Ave intersection.
 Mr. Davis explained that the intersection is in the hands of Mass DOT.
 Mr. Cooper stated there may be other studies done that show expected traffic for this specific use.
 Mr. Moitozo explained traffic engineering and how it applied to this specific situation.
 Mr. Ellen Rosenfeld of Ellen Realty Trust was present.
 Ms. Rosenfeld explained traffic at her other locations, traffic is more of a steady flow than a large number of people at once. People are generally in and out of the store quickly.
 Mr. David Perry of liaison to the Town's Highway Department was present.
 Mr. Perry explained minor plans to change the intersection.
 Mr. Cooper asked what he would like done?
 Mr. Creel expressed more concerns over the intersection, wanted to be on the record stating his concerns.
 Mr. John Ferreira of Barney Ave. Investments was present.
 Mr. Ferreira explained his experience on the intersection and with Mass DOT.
 Mr. Cooper stated that the Planning Board could go through SRPEDD to get to Mass DOT.
 Mr. Moitozo explained the process.
 Mr. Costa made a motion to have Mr. Roach contact SRPEDD.
 Mr. Ennis seconded the motion. Motion passes.
 Mr. Costa asked about the sign size.
 Mr. Davis explained the dimensions.
 Ms. Vadnais made a motion to close the public hearings for the Site Plan, GWSP and MSP.
 Roll call vote; all replied "aye".
 Mr. Cooper stated that he agreed with granting waiver and to do the plantings according to Mr. Kramer's recommendations.
 Mr. Costa made a motion to use Mr. Kramer's recommendations and to grant waivers according to Fuss & O'Neil's letter and approve the site plan.
 Mr. Kramer seconded the motion. Motion passes.
 Mr. Costa made a motion to approve the GWSP.
 Mr. Kramer seconded the motion. Motion passes.
 Mr. Kramer made a motion to approve the MSP.
 Mr. Costa seconded the motion. Motion passes.

3. 28 Smith Street – Provost Construction – 19-03 C

Mr. Ennis made a motion to open the public hearing for the GWSP.
 Roll call vote; all replied "aye".
 Mr. Ennis made a motion to send the GWSP to Fuss & O'Neil for review.
 Mr. Kramer seconded the motion. Motion passes.
 Mr. Peter Lavoie of Landmark Site Design was present.
 Mr. Lavoie explained the current status of the plans.

4. By-law Changes - GWPD

Mr. Perry of 36 Ash Street was present.
 Mr. Perry asked about the proposed changes to the GWPD bylaw, it's reach and its effect on residents.
 The board discussed the bylaw's intent and wording, wells, and the burden on the average resident and on a subdivision.
 Ms. Laura Samsell of 66 Danforth Street was present.
 Ms. Samsell asked what the effects would be on current business owners and would it be up to the owner or renter of the property if there were any issues?
 Mr. Moitozo explained that current businesses would be grandfathered in but any expanded use would be

subject to the proposed bylaw.

Mr. Ennis explained that it may be up to the lease as to which party is responsible.

Mr. Davis of InSite Engineering was present.

Mr. Davis explained concerns with proposed bylaw changes in relation to groundwater levels and its measurements, effect on engineering plans.

Mr. John Ferreira of Ferreira Construction was present.

Mr. Ferreira explained his experience with the GWPD through subdivisions.

There was discussion of groundwater level and as the bylaw relates to subdivisions.

Minutes

1. December 4, 2019

2. December 18, 2019

Mr. Costa made a motion to approve the above-named meeting minutes.

Mr. Kramer seconded the motion. Motion passes.

Adjournment

Mr. Costa made a motion to adjourn at 9:11 pm

Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman



Robert Moitozo, Vice-Chairman