

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
November 20, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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

Absent: Tish Vadnais.

Mr. Cooper began the meeting with the Pledge of allegiance at 7:01p.m.

Minutes

1. October 2, 2019

Mr. Kramer made a motion to approve the above-named minutes.
Mr. Costa seconded the motion. Motion passes.

2. October 16, 2019

Mr. Kramer made a motion to approve the above-named minutes.
Mr. Bertozzi seconded the motion. Motion passes.

3. November 6, 2019

Mr. Kramer made a motion to approve the above-named minutes.
Mr. Costa seconded the motion. Motion passes.

Invoices

Mr. Cooper read all invoices.

1. WB Mason - \$24.13 – Daniel & Stacy's Calendars

2. WB Mason - \$90.81 – Date Stamp

Mr. Moitozo made a motion to pay the above-named invoices.
Mr. Kramer seconded the motion. Motion passes.

3. Fuss & O'Neil - \$135.75 – Idelwoods

4. Fuss & O'Neil - \$459.40 – Eastwood Estates I

5. Fuss & O'Neil - \$425.77 – Eastwood Estates II

6. Fuss & O'Neil - \$162.50 – The Preserve II

7. Fuss & O'Neil - \$1651.25 – National Grid

Mr. Costa made a motion to pay the above-named invoices.
Mr. Ennis seconded the motion. Motion passes.

New Business

1. Open Space Letter to Town Counsel

Mr. Bertozzi explained the conversation with the chairman of the Conservation Commission, Bob Materne, about Open Space and a letter to send to town counsel asking about what the town can do to help preserve open space.

Mr. Bertozzi read the drafted letter into the record.

Mr. Bertozzi made a motion to approve the letter and authorize himself to sign the letter on behalf of the Planning Board.

Mr. Kramer seconded the motion. Motion passes.

***** a (4) four-minute recess was taken*****

Public Hearings

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

Mr. Cooper explained that the board will only be discussing the Site Plan Approval (SPA) and the Groundwater Special Permit (GWSP). The board will discuss the Marijuana Special Permit at their next meeting as it was filed after the GWSP and the SPA.

Mr. Costa made a motion to open the public hearing for the SPA.

Mr. Kramer seconded the motion.

Roll call vote. All replied "Aye".

Mr. Moitozo made a motion to open the public hearing for the GWSP.

Mr. Costa seconded the motion.

Roll call vote. All replied "Aye".

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

Mr. Kramer asked what type of retaining wall was proposed?

Mr. Davis explained that it will be a stacked stone retaining wall.

Mr. Kramer asked if there could be some small trees as a buffer from the road?

Mr. Davis replied yes, as long as they are small and do not obstruct view, for security reasons.

Mr. Moitozo asked what size the septic system is?

Mr. Davis explained the size, system is overbuilt for the proposed use. It was originally built for a 3-bedroom home.

Mr. Cooper asked when the parking lot and sign would be lit?

Ms. Ellen Rosenfeld of Ellen Trust Realty was present.

Ms. Rosenfeld stated that it will be lit during business hours plus before opening and after closing for employees arriving and leaving.

Mr. Ennis asked about the location of the side door.

Ms. Rosenfeld explained that it may be moved. Its location will be finalized for the plans presented on December 4, 2019.

Mr. Bertozzi explained that there is usually a vegetative buffer required, asked if one can be added.

Mr. Davis explained that a waiver could be requested, the Cannabis Control Commission (CCC) does not want vegetation blocking the view of the security cameras.

Ms. Rosenfeld explained further the reasoning why the CCC does not want large amounts of vegetation added, blocking the view of security cameras, and her experience with their interpretation of the law.

Mr. Davis read the law.

Mr. Bertozzi explained the state law and its confliction with the bylaws.
Mr. Kramer explained that trees could be planted at a height of 3 feet or less.
Daniel Merrikin of Legacy Engineering was present.
Mr. Merrikin explained the constraints of the property due to size and existing building location.
Mr. Costa asked if making the parking lot one way would make things easier.
Mr. Davis explained that there isn't really a benefit to it, the travel lane is 24 feet wide.
Mr. Cooper stated that a waiver could be requested for the vegetation strip.
Mr. Davis explained the hardship and stated that a planting plan could be brought in.
Mr. Moitozo asked about work being done within the right of way.
Mr. Davis stated he would contact the Highway Superintendent, could do plantings in the town layout.
Mr. Moitozo stated there could be. Asked if some parking spaces could be changed so there could be a continuous strip.
Mr. Davis replied yes that is acceptable.
Mr. Costa provided another solution.
Mr. Cooper asked the audience if there were any questions? There were none.
Mr. Costa made a motion to send the application to Fuss & O'Neil for peer review.
Mr. Ennis seconded the motion. Motion passes.

2. By-law Changes - GWPD

Mr. Roach and Mr. Bertozzi briefed the board on the final by-law changes.
Mr. Ted Ballard of 26 Heritage Road was present.
Mr. Ballard shared his comments.
Mr. Moitozo stated that SRREPD may have diagrams that show the process of water getting to people's wells.

3. 65 Barney Ave. – Almeida – 19-05 SPA, 19-05 GWSP

Mr. Costa made a motion to open the public hearing for the SPA.
Mr. Kramer seconded the motion.
Roll call vote. All replied "Aye".
Mr. Ennis made a motion to open the public hearing for the GWSP.
Mr. Costa seconded the motion.
Roll call vote. All replied "Aye".
Mr. Moitozo explained that it should be explained to the applicant what they are missing.

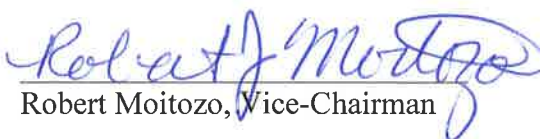
Adjournment

Mr. Kramer made a motion to adjourn at 8:28 pm
Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman



Robert Moitozo, Vice-Chairman