

PLANNING BOARD  
148 Peck Street  
Rehoboth, MA 02769  
(508) 252-6891 Telephone  
(508) 252-5342 Facsimile



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

RECEIVED  
20 JAN 23 PM 2:12  
OFFICE OF THE TOWN CLERK  
-REHOBOTH, MA

**Meeting Minutes  
December 18, 2019  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

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

Absent: Tomas Ennis

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

**Form A**

**1. Pine Street – Paiva – 19-17A**

Ms. Rachel Smith of Otis Dyer's office was present.

Ms. Smith presented plans.

Mr. Bertozzi asked how it would be accessed.

Mr. Smith replied through the narrow strip where the frontage is, will be filing with the Conservation Commission.

Mr. Bertozzi made a motion to endorse the plan.

Mr. Costa seconded the motion. Motion passes.

**2. 28 Smith Street – Provost – 19-15A**

Mr. Peter Lavoie of Landmark Site Design was present.

Mr. Lavoie presented revised plans.

Mr. Bertozzi stated that the revised plans look good but the buildings must be razed before the plan can be endorsed.

There was discussion regarding when buildings could be razed and potential solutions.

Mr. Bertozzi made a motion per counsel's suggestions, endorse and hold in escrow until the buildings are razed, buildings must be razed within 60 days.

Ms. Vadnais seconded the motion. Motion passes.

**3. Reynolds Ave. – Dudley – 19-16A**

Mr. Robert Perruzzi of Mount Hope Engineering was present.

Mr. Perruzzi presented revised plans.

Mr. Cooper stated that the revisions are straight forward and clarify the boards questions.

Mr. Costa made a motion to endorse the plan.

Mr. Moitozo seconded the motion. Motion passes.

## **Form B**

### 1. Davis/ Pleasant Street – Pleasant Investments – 19-03B

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

Mr. Moitozo asked about the small lot near the drainage area.

Mr. Davis stated that it would be combined in the adjacent lot.

Mr. Bertozzi asked about what waivers will be requested and if there will be a circle turn around.

Mr. Davis replied that at the moment it appears that it will be just typical waivers and the turnaround will be similar to the recent subdivisions.

Mr. Bertozzi asked about new road intersecting to the existing road and the distance from the existing intersection.

Mr. Davis stated that both of the intersections are far enough away from the existing intersection.

Mr. Bertozzi asked about sloping and stormwater management.

Mr. Davis explained the potential stormwater management.

Mr. Bertozzi asked for an upland/wetland table on the Form C. Asked about cross section of the road.

Mr. Davis explained the road and the cross section of the road.

Mr. Kramer made a motion to accept the Form B.

Ms. Vadnais seconded the motion. Motion passes.

## **Public Hearings**

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

Mr. Costa made a motion to send the MSP to Fuss & O'Neil for review.

Mr. Kramer seconded the motion. Motion passes.

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

Mr. Peter Lavoie of Landmark Site Design was present.

Mr. Lavoie presented plans.

Mr. Bertozzi asked for clarification on infiltration basins. Asked will the water stay on the property?

Mr. Lavoie stated yes and it will flow into the wetlands or pond.

Mr. Kramer made a motion to send the Form C to Fuss & O'Neil for review.

Mr. Costa seconded the motion. Motion passes.

Mr. Bertozzi asked about site lines at the intersection.

Mr. Lavoie explained that they were good.

Mr. Kramer stated that brick pavers would be needed in the center of the cull de sac.

Mr. Ryan DuVally of Heritage Realty was present.

Mr. DuVally asked if there will be a GWSP filed?

Mr. Cooper stated that the GWSP has been filed.

Mr. DuVally asked if it is possible for future road extension and creation of additional lots, and potential conflict with the regulations.

Ms. Vadnais made a motion to have Mr. Roach contact town counsel about this situation specifically and generally.

Mr. Costa seconded the motion. Motion passes.

### 4. By-law Changes - GWPD

Mr. Joe Nunes of the Water Commission was present.

Mr. Nunes asked for an update on the proposed bylaw.

Mr. Roach and Mr. Bertozzi gave an update on changes.

There was discussion on prohibitions, special permits, and plans moving forward.

## **New Business**

### 1. Bond Reduction & Partial Release of Covenant – The Preserve II

Mr. Roach explained the bond.

Mr. Costa made a motion to approve the bond reduction and the partial release of covenant.

Mr. Kramer seconded the motion. Motion passes.

### 2. Meeting Dates & Deadlines 2020

The board discussed the meeting dates and deadlines for 2020.

Mr. Kramer made a motion to accept the schedule.

Mr. Moitozo seconded the motion. Motion passes.

## **Old Business**

### 1. Subdivision Control Law – Retention Ponds, Dead-end St. Roadways Legal Review, Stormwater Changes

The board discussed updates and plans moving forward.

## **Minutes**

### 1. November 20, 2019

Mr. Kramer made a motion to accept the above-named minutes.

Mr. Costa seconded the motion. Motion passes.

## **Invoices**

### 1. Fuss & O'Neil - \$5067.00 – The Preserve II, National Grid, & 90 Pond Street

Mr. Kramer made a motion to pay the above-named invoice.

Ms. Vadnais seconded the motion. Motion passes.

## **Adjournment**

Mr. Costa made a motion to adjourn at 8:57 pm

Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman



Robert Moitozo, Vice-Chairman