

PLANNING BOARD  
148 Peck Street  
Rehoboth, MA 02769  
(508) 252-6891 Telephone  
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James Muri, Chairman  
Edward Bertozzi, Vice Chair  
John Moriarty, Clerk  
Robert Moitozo  
Tomas Ennis  
Christopher Cooper  
Stephen Brooks, Jr.  
John Scanlon, Assoc. Member

**Meeting Minutes  
October 7, 2015  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

RECEIVED  
16 JAN 25 AM 10:29  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

Present: James Muri, Robert Moitozo, Edward Bertozzi, Christopher Cooper Tomas Ennis, John Scanlon, Associate Member, Town Planner – Leeann Bradley

Absent: John Moriarty, Steven Brooks, Jr.

Pledge at 7:00p.m.

Form A

Lawrence Aubin – Cameron Way & Starr Lane – 15-14A - Mr. Rob Davis from Insite Engineering was present on behalf of the applicant. He is proposing a Form A Plan which abuts the rear of Steve Choquette's property. They are creating two non-buildable parcels. One is owned by Mr. Aubin and one is owned by Cameron Investments. They are conveying these lots to existing house lot 123.

Mr. Moitozo motioned to endorse the Form A plan.

Mr. Cooper seconded the motion. Motion passed.

John DuVally – Peck St. & Reynolds Ave. 15-15A – Mr. Rob Davis from Insite Engineering was present on behalf of the applicant. There is approximately 15.3 acres. He is proposing 8 Form A lots. There is an access easement to Lot 2. While not aesthetically pleasing, all lots have the required frontage and square footage.

Mr. Cooper motioned to endorse the Form A plan.

Mr. Moitozo seconded the motion. Motion passed.

Public Hearings

MTC Mechanical & Electrical Co. LLC – 242 Winthrop St. – 15-04SPA, 15-03 GWSP – Mr. Rich Riccio from Field Engineering was present on behalf of the applicant. The applicant is proposing an addition onto the building just beyond the Mobil Station. It will be expanded by a 20'x37' addition which will be used to house equipment. Three new HVAC units as well as a generator are proposed. No additional parking areas are needed. Mr. Muri asked about any lighting, dumpsters etc., at the front of the site. Mr. Riccio stated nothing like that would be in the front. Mr. Muri

requested cut sheets on the generator pad and any fuel storage tanks including a containment berm. Mr. Riccio agreed.

The HVAC units will be on crushed stone. The roof line will be the same. Mr. Bertozzi requested specifics on the roof materials in writing. Trash disposal will remain as is. No additional lighting is proposed. Mr. Muri informed Mr. Riccio he will need to submit an affidavit to the Planning Board regarding the seven GWSP bylaw prohibited uses and that these uses will not take place. Mr. Riccio stated the hours of operation will not change as it is a maintenance building only. This matter will be continued to the next meeting of October 21, 2015.

## New Business

Chapter 61A/B 56 County St. – Winsor Tripp – Right of First Refusal. The correct information has not yet been submitted. This matter will be on the agenda for the next Planning Board Meeting.

## Old Business

Sun Edison – 280 Summer St. – Landscaping Update - Ms. Bradley stated that Adam Latham is not taking on any new landscape architectural projects. He gave Ms. Bradley a name of a firm and she has reached out to them and indicated that they are on a tight time frame. At the time of the meeting she had not yet heard back from them. There is approximately \$4,100.00 left in escrow to use which should be enough for a proposal and not have to go after the bond. Mr. Muri stated that Town Counsel advised them they must specifically have a plan for what they would like to see and then propose that to Sun Edison to see if they agree. If not, they will have the ok to use the bond to complete the landscaping.

Tremont Street – Solar – Citizens Energy - Ms. Bradley stated a revised plan was submitted. She informed the Planning Board it meets everything and they would like to be onsite the end of this week to begin the planting. Mr. Ennis motioned to accept the revised planting plan. Mr. Cooper seconded the motion. Motion passed.

Housing Production Plan – Mr. Bertozzi stated he received a voice mail from Grant King and he made changes to the plan based on the Planning Board's input. Mr. Bertozzi felt the voicemail indicated it was okay with them but it had not been certified and there were some next steps to be done. Mr. Muri feels at this point there should be some conversations with the Zoning Board of Appeals and the Board of Selectmen and also the Board of Health and talk about how they want to approach this with regard to the possible groundwater contamination issue. He suggested a workshop be set up for this purpose. Mr. Ennis suggested a representative from the Board of Selectmen, Board of Health and Zoning Board of Appeals be present at the workshop. A smaller sub-committee could be formed. The Conservation Commission and the Water Commission should also be involved.

Mr. Bertozzi motioned to approve the latest revision of the Housing Production Plan.

Mr. Ennis seconded the motion. Motion passed.

Ms. Bradley will forward the latest revision to the Board of Selectmen. She will inform Grant King as well.

Zoning Bylaw Amendment – The public hearing has been scheduled for the 10/21/15 Planning Board meeting. The Special Town Meeting will be held on November 2, 2015.

Invoices

1. Fuss & O'Neill - \$380.07

Mr. Moitozo motioned to submit payment to Fuss & O'Neill for \$380.07

Mr. Bertozzi seconded the motion. Motion passed.

2. ARC Large Copier - \$8.22

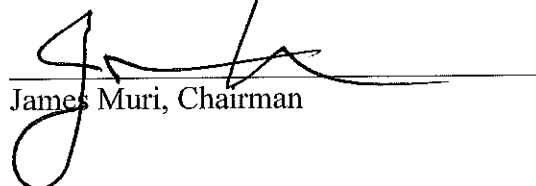
Mr. Cooper motioned to submit payment to ARC for \$8.22

Mr. Ennis seconded the motion. Motion passed.

Adjournment

Mr. Bertozzi motioned to adjourn at 8:30 p.m. Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman