

TOR 2-3-17

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



James Muri, Chairman  
Edward Bertozzi, Vice Chair  
Robert Moitozo  
Tomas Ennis  
Christopher Cooper  
Stephen Brooks, Jr.  
John Scanlon, Assoc. Member

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**Meeting Minutes  
March 16, 2016  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

Present: James Muri, Robert Moitozo, Edward Bertozzi, Stephen Brooks, Jr., Tomas Ennis, Christopher Cooper

Town Planner – Leeann Bradley

Absent: John Scanlon

Pledge at 7:07p.m.

**Form A**

1. Turner Court – Ferreira – 16-04A – Mr. Rob Davis from Insite Engineering was present on behalf of the applicant. He is proposing a piece of backland that is being divided. They are not creating any new building lots. They are unbuildable lots. It is being re-divided so Mr. Vieira can purchase a lot on Turner Court. There were some errors noted on the plan that have been corrected.

Mr. Ennis motioned to endorse the Form A.

Mr. Cooper seconded the motion. Motion passed.

**Public Hearing**

1. SunConnect – 297 Winthrop St. – 15-02Solar, 15-05SPA, 15-04GWSP – This matter will be continued to the meeting of April 6, 2016.

Mr. Bertozzi motioned to grant a continuance of the Public Hearing for SunConnect to the meeting of April 6, 2016.

Mr. Moitozo seconded the motion. Motion passed.

**New Business**

1. Zoning Map Amendment – Dan Noons – Discussion - Mr. Dan Noons was present on behalf of his mother. She is the owner of the property in question and is hoping to change the zoning from Residential to Commercial. Part of the property runs along Route 6 in Swansea and is zoned commercial. Part of it is in Rehoboth and is currently zoned Agricultural/Residential. They would like it all to be zoned Commercial for marketing purposes to sell the entire parcel as one. Mr. Noons explained the property consists of 2 house lots and 2 retreat lots and the Harvest Market

parcel. Ms. Bradley noted Mr. Noons would have to file a Form A to combine all the lots. Mr. Noons wants to do away with the house lots and combine everything as one large Commercial parcel. Mr. Muri noted he is not sure you can “un-do” a retreat lot. Mr. Bertozzi reviewed the bylaw regarding Retreat Lot restrictions. If the lot is recombined it cannot be further divided for a subdivision. Mr. Bertozzi noted that even if the Retreat Lot can be un-done it cannot be used for commercial purposes since it will not have the required frontage. Mr. Cooper suggested a condition stating the applicant can combine lots and retreat lots with a stipulation they cannot be further divided. This could not be seen as something negative. The Planning Board does not want the land divided for a subdivision in the future.

This matter will be added to the public hearings for the Planning Board meeting of April 6, 2016. Mr. Muri noted the Zoning By-Law change will have to go to Town Meeting for approval. Mr. Noons will then have to submit a new Form A plan with a restriction stating the land will not be divided for a sub-division.

2. FY2016 Municipal Assistance Request Form – Steve Brooks needs to sign.  
Mr. Brooks has already signed.

3. Sign Regulations – discussion – This discussion is being continued from the last discussion. Mr. Moitozo clarified that the non-prohibited signs information is being replaced with item 6.5 and replaces the existing sign bylaw but not the definition. Mr. Muri noted the language “Advertising Device” could be used throughout to cover things not considered signs. Mr. Bertozzi read aloud the definition of “sign” per the regulation. Mr. Muri mentioned Norton’s by-law talked about supporting structures and the aesthetics of that. Our by-law does not touch upon that. Mr. Moitozo noted a change to 6 (b) and (e). It needs to come out to the margin. Mr. Bertozzi recommended having Town Counsel look the regulations over. Some changes were discussed regarding how sections should be numbered as well as sub-sections in an effort to clearly define what is permitted and what is not. Mr. Muri stated traditional billboards are prohibited. Mr. Ennis reminded the board there is already one on Route 6. Mr. Muri added that language could be incorporated stating the applicant may petition by special permit something which is prohibited. It was suggested that the Outdoor Lighting Standards should be in the SPA section of the Zoning By-Laws. Mr. Muri suggested striking section B of internally illuminated signs as a non-prohibited sign. The board had a discussion regarding signs in a business district. Mobile billboards (on wheels) were also discussed. Mr. Muri recommended editing sign regulations and making a clean copy for Town Counsel to review. If Town Counsel has no issues, the Planning Board can proceed with a public hearing.

Mr. Bertozzi motioned to edit and submit a clean copy of the Sign Regulations to Town Counsel for their review.

Mr. Ennis seconded the motion. Motion passed.

Old Business

Minutes

Invoices

1. Fuss & O'Neill – SunConnect – Winthrop St. - \$1,176.13

Mr. Cooper motioned to submit payment to Fuss & O'Neill in the amount of \$1,176.13.

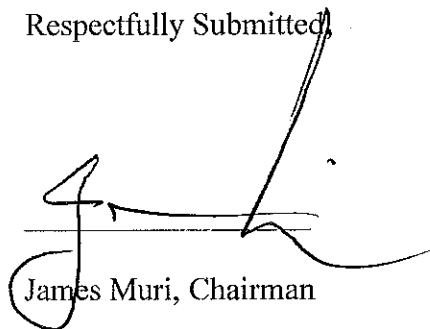
Mr. Moitozo seconded the motion. Motion passed.

Adjournment

Mr. Cooper motioned to adjourn at 9:00 p.m.

Mr. Bertozzi seconded the motion. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'James Muri', written over a horizontal line. The signature is stylized with a large 'J' and a long horizontal stroke.

James Muri, Chairman