

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



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
August 5, 2015
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

RECEIVED
17 MAR -2 AM 9:05
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: James Muri, Robert Moitozo, John Moriarty, Stephen Brooks, Jr., Edward Bertozzi,
John Scanlon, Associate Member
Town Planner – Leeann Bradley

Absent: Christopher Cooper, Tomas Ennis

Pledge at 7:00p.m.

Form A

1. 105 Hornbine Rd. – Williams -15-10A – Mr. Otis Dyer was present on behalf of the applicant. He began his presentation by stating the property is a good size tract of land with a horse farm. He is back for the remaining land. The applicant is selling the house on a standard type lot. The excess land is going on either side. The north side will go to the applicant's brother. The other non-buildable parcel will combine with the retreat lot to make an even bigger parcel. Mr. Bertozzi asked for clarification on parcel A and B. Mr. Dyer came forward and explained the lots. Mr. Dyers advised the board no new lots for buildings will be created. Mr. Bertozzi asked if it's possible to build on parcel B if it's not combined with the retreat lot. Mr. Dyer suggested speaking to the new Building Inspector as this has never come up before. A memo to the Building Inspector will be sent out regarding this matter.

Mr. Moitozo motioned to endorse the Form A for 105 Hornbine Rd.

Mr. Bertozzi seconded the motion. Motion passed.

2. 78 Martin St. – Spring Garden – 15-11A – Mr. Otis Dyer was present on behalf of the applicant. He began his presentation by stating the Form A is for another horse farm. The house caught fire a few years ago and the applicant is selling the house but keeping the horse farm. The remaining land has plenty of frontage. It has existing paddocks and barns. They need to carve off the house and are splitting between the house and a shed. They can't make the division line work. The applicant went to the building inspector for a demolition permit to remove a part of, or the entire shed to meet the setback requirement.

Mr. Moitozo motioned to endorse the Form A for 78 Martin St.

Mr. Brooks seconded the motion. Motion passed.

Mr. Bertozzi motioned to request that Ms. Bradley send a memo to the Building Inspector regarding parcels remaining un-buildable unless compliant with the restrictions of a retreat lot. Mr. Moriarty seconded the motion. Motion passed.

Public Hearings

1. Kearsarge Rehoboth LLC – 128 Bay State Rd. – 15-01Solar – This matter has been continued until the meeting of August 19, 2015.

New Business

Old Business

1. Tremont Street – Solar – Tree Planting – Ms. Bradley stated a representative of Citizens Energy will attend the next Planning Board meeting. Mr. Moitozo has some concerns with the project stating the plan is basically junk. It was prepared by an engineer not a landscape architect. The trees are 15' to 20' in diameter which is not a reasonable size. They did not do what they showed on the plan. Mr. Moitozo stated Citizens Energy needs to provide a better plan with a better buffer. Mr. Muri agreed. He also suggested that for any future solar projects the board secure their own engineer as well as an engineer to serve as a clerk of the works. Mr. Moitozo suggested having a landscape architect do the planting plan not a civil engineer. Mr. Bertozzi feels a lot of these problems can be avoided to the benefit everyone if the board gets money from the developer for the Planning Board to hire a landscape architect for the planting plan for the buffer for all solar projects. Mr. Muri agreed. This matter will be continued on August 19, 2015. Mr. Muri asked Ms. Bradley to invite Mr. Adam Latham to the next meeting to discuss Tremont Street as well as Summer St.

2. Sun Edison – Landscaping Update – Mr. Muri stated Adam Latham is doing a walk through on August 8, 2015. The Planning Board will be present as well as the applicant and a few members of the Board of Selectmen who have received several complaints from abutters regarding this project. An abutter from 270 Summer St. came forward stating that 2 abutters were to be present at the site visit on August 8, 2015. It was noted that some mowing around the plantings has been done but needs to be kept up. Mr. Muri reminded the board and abutters they are holding a bond for approximately \$27,000.00. If the developer does not do something that meets the board's expectations they will begin legal proceedings to secure money from that bond and handle the landscaping themselves. An email will be sent to Mr. Mark Ciannavei, an abutter, regarding the site visit on August 8, 2015.

3. Housing Production Plan Update - Mr. Bertozzi began by stating that Mr. Tom Nicholson of the Water Commission has been very helpful for supplying information. He discussed the information he found on the EPA website. The Housing Production Plan was sent to the state around June 30, 2015 and is he still waiting for comments.

Minutes

Invoices

1. GZA – Hillside Estates - \$2,123.00

Mr. Moitozo motioned to submit payment to GZA for \$2,123.00

Mr. Brooks seconded the motion. Motion passed.

2. Fuss & O'Neill – Moonlight Estates - \$1,499.95

Mr. Moitozo motioned to submit payment to Fuss & O'Neill for \$1,499.95

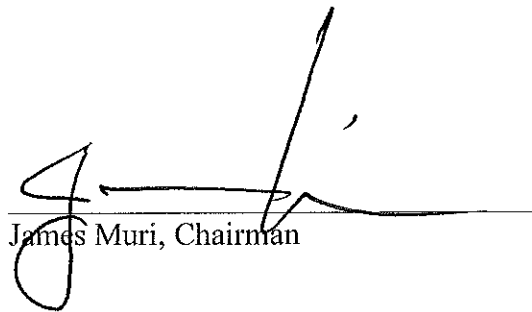
Mr. Brooks seconded the motion. Motion passed.

Adjournment

Mr. Bertozzi motioned to adjourn at 8:00 p.m.

Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman