

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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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
September 16, 2015
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

RECEIVED
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OFFICE OF THE TOWN CLERK
REHOBOTH, MA

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

Pledge at 7:00p.m.

Form A

Public Hearings

1. Dynasty Electric LLC – 14 Winthrop St. – 15-03SPA – Mr. Joseph Fortin was present and is seeking Site Plan Approval for a 40' x 40' storage building. He stated his business is an electrical contractor business. The current building will become office space. Mr. Fortin stated the new structure will be wood and will meet all height requirements. The building will be vinyl sided. No fuel or hazardous waste, oil or tanks will be stored on site. It will be used for storing ladders, boxes and other items. There will be no proposed additional lighting, but there may be additional paving. Mr. Fortin is proposing a 42" x 24" sign with no lighting. Mr. Bertozzi asked about intensity regulations in the zoning bylaw. Mr. Fortin confirmed this is an accessory building not a principle structure. There will be no septic or water hook –ups in the proposed building. He wants to install slotted fencing in the future, not chain link. Mr. Fortin noted he has another location for Dynasty electric in East Providence Rhode Island, and he takes pride in the appearance of his business and will do so with this location as well. Mr. Muri felt no additional buffer strip is needed since the proposed building is 90' from the road. Mr. Fortin stated no additional dumpsters will be on site and no trees will be removed. He may plant additional trees in the future. Mr. Moitozo motioned to have the Planning Board approve the Site Plan Approval for Dynasty Electric as proposed. Mr. Cooper seconded the motion. Motion passed.

New Business

1. The Preserve – Site construction issues – Mr. John Ferreira was present and is requesting a bond reduction. Mr. Ferreira stated the road has been swept and the mud in the road has been cleaned up. There are 10 houses ready for landscaping. Ms. Bradley stated they have a letter of credit for \$375,000.00.

Mr. Bertozzi motioned to reduce the amount to the letter of credit to \$225,000.00. Mr. Ennis seconded the motion. Motion passed.

2. Zoning Bylaw Amendments – Discussion – Ms. Bradley is working on the amendments and needs to insert language regarding fencing and gates and construction clerk of the works. Mr. Moitozo noted that the Planning Board needs to be changed to Site Plan Review Authority. Mr. Muri requested a change to 3.9.4 (a) stating: and all switch gears including electric utilities shall be ground mounted and installed within the confines of the facility and shall be screened such that it cannot be observed from adjacent private and public property. Mr. Moitozo questioned 3.9.5(b) regarding plantings and replacing those that die. Mr. Bertozzi re-wrote language into section 3.9.5 in the first paragraph. The large scale solar photovoltaic facility including all accessory structures and appurtenances shall be visually screened so as not to be visible from abutting streets and properties. He stated that is the general rule and went on to note that the adequacy of such screening and shielding shall be determined by the Planning Board in its sole discretion. Discussion amongst the board ensued regarding tree height minimum requirements at the time of planting and how tall they should be in 3 years and also when the screening should be effective. Ultimately Mr. Bertozzi re-wrote the language as plantings shall be a minimum of 6' tall at the time of planting and shall be at least 8' tall within 5 years of planting. Shrubs shall be a minimum of 4' tall at the time of planting. Mr. Muri suggested adding language to include "considering" deer and pest resistant plantings. Language was also added regarding gate styles that should be within harmony of the prevailing character of the surrounding area.

Old Business

1. Sun Edison – 280 Summer St. – Landscaping Update – Ms. Bradley heard back from Town Counsel. They want a letter drafted to Sun Edison stating exactly what the Planning Board expects of Sun Edison and what the board wants them to do. If there is no response, Town Counsel can advise the Planning Board how to go about securing funds from the landscape bond. Ms. Bradley will find out how much is left in the escrow fund. Mr. Muri wants to get an estimate from a landscape architect on what plantings are needed and not to exceed the amount of \$500.00. Mr. Ennis suggested retaining Adam Latham for the estimate.

Mr. Cooper motioned to have Adam Latham estimate the planting cost not to exceed \$500.00 if adequate funds still remain in the escrow account.

Mr. Brooks seconded the motion. Motion passed.

Mr. Moitozo abstained from the vote.

2. Tremont Street – Solar – Citizens Energy – Revised Landscaping Plan – Ms. Bradley stated she has not received a revised landscape plan and has not heard from Citizens Energy. Ms. Bradley will contact the landscape architect regarding the status of the revised plan.

3. Housing Production Plan – Ms. Bradley had a copy of the new Housing Production Plan. Mr. Bertozzi stated the new plan answered some of the questions Mr. Grant King had. There was a meeting with Ted Ballard and Jack Hermance from the Water Commission regarding presenting the proposal to the Selectmen to hire appropriate experts to put together a review of the information they have about 4000 wells in town. They want a database put together. Mr. Bertozzi compiled a draft of regulations for the Board of Health for a subsurface investigation if MEPA is triggered. He noted the final report has to be approved by the Planning Board and the Board of Selectmen. Mr. Muri suggests a joint conversation with the Board of Selectmen and the Zoning Board to make them aware there is good reason for not re-upping these projects automatically. Mr. Muri suggested approving the Housing Production Plan and then it could be amended in the future. Mr. Brooks suggested discussing this matter again at the next meeting on October 7, 2015 so that the Planning Board has time to read through the Housing Production Plan. This matter will be tabled until the meeting of October 7, 2015.

Minutes

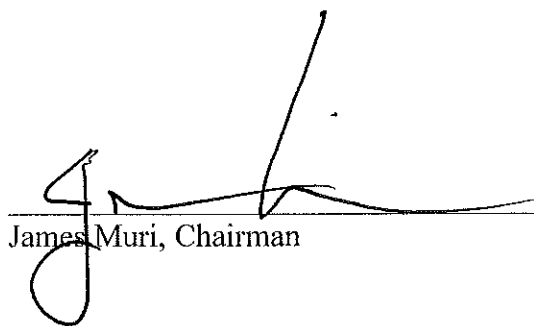
Invoices

Adjournment

Mr. Ennis motioned to adjourn at 8:55 p.m.

Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,

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