

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

**Meeting Minutes  
May 18, 2016  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

RECEIVED  
17 MAR - 2 AM 9:51  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

Present: James Muri, Robert Moitozo, Christopher Cooper, Tomas Ennis, Stephen Brooks, Jr., William Costa

Town Planner – Leeann Bradley

Absent: Edward Bertozzi

Pledge at 7:07p.m.

Form A

1. Reynolds Ave. – Shaw - 16-07A – Mr. Otis Dyer was present on behalf of the applicant Mr. Raymond Shaw. He has developed many Form A's on this street. Mr. Dyer noted the property is in an endangered species habitat area. He is proposing creating parcel A which is a non-buildable parcel. It is to be conveyed to the Town of Rehoboth Conservation Commission. This is in compensation for NHESP's approval of other Form A's. There is an existing right of way from the 1960's. Another easement will be added to access the land. There is an existing foundation on the property from the 1770's.

Mr. Cooper motioned to endorse the Form A.

Mr. Costa seconded the motion. Motion passed.

Public Hearings

New Business

1. Anawan Pharmacy, 224 Winthrop St. – discussion – Mr. Eric Johnson, and Mr. Richard Ploude pharmacists/co-owners were present. They are proposing a local pharmacy for Rehoboth residents. The closest pharmacy is 10 miles away. They referred to the floor plan submitted to the board members. They want to install a drive-thru window to pick up prescriptions. The parking lot is currently configured for traffic to go around the back of the building. There were 2 front windows previously and they want to put one window back in. There will be no exterior improvements. Mr. Moitozo asked about drive-thru window regulations. Ms. Bradley checked on drive-thru regulations and found there were none. There will be a modification of the existing sign. There will be one sign under the lights. It will be the same aluminum box structure. They may add a

painted lane for the drive-thru window. There will be no additional paving. There will be no change to the size or style of the dumpster. Mr. Brooks suggested a public hearing to waive the fees associated with the drive-thru window. Mr. Muri was willing to consider that since there is minimal impact to the town. The board could waive the fees or considerably reduce them. Mr. Johnson stated his contractor has gone to the building department for the building permit. The Building Commissioner, Mr. John Santos instructed him to come before the Planning Board just to let them know what they are doing before he signs off. They are at a standstill at this point. They cannot get their federal licensing until they install the drive-thru window which requires the building permit. Mr. Cooper feels it is not necessary to hold a public hearing for something that is minor and feels Mr. Johnson and Mr. Ploude have done everything asked of them. Mr. Moitozo is concerned about public input and that has not yet happened. Mr. Muri suggested officially adding the pharmacy to the agenda for the next meeting but not necessarily have a Site Plan Approval requirement on it. Mr. Johnson suggested having John Santos sign off on the permit with the condition that they do not install the drive-thru window until a certain date. Mr. Moitozo then suggested a public informational session and to notify the abutters. Mr. Muri stated that would work and since it's not an official Site Plan Approval they can grant conditional approval. Mr. Johnson cannot install the drive-thru window until they have held the informational session with the abutters. Ms. Bradley will send letters to the abutters via regular mail and Mr. Johnson will cover the postage. Ms. Bradley will send an email to Mr. Santos informing him the applicant cannot install the window prior to June 2<sup>nd</sup> which is the next meeting. Mr. Cooper motioned to grant conditional approval for the applicant to begin the remodeling of their site with the condition that that they cannot install the drive-thru window before June 2<sup>nd</sup>, after the public informational session. Mr. Muri added it does not require Site Plan Approval since it is significantly less than a 25% modification of the existing structure. Mr. Brooks seconded the motion. Motion passed.

### Discussion

1. Michael Costa – Associate Member Discussion Mr. Muri stated that Mr. Michael Costa has expressed interest in becoming an Associate Member. Mr. Muri gave an overview of Planning Board meetings and how the board conducts their meetings. Mr. Costa thanked the board for allowing him to come to the meeting. He gave some brief background information about himself and his work and how it could be beneficial to the Planning Board. He feels being an Associate Member will give him more insight to things going on in town.

Mr. Brooks motioned to appoint Mr. Michael Costa as an Associate Member of the Planning Board.

Mr. Cooper seconded the motion. Motion passed.

Ms. Bradley informed Mr. Costa he will need to be sworn in by the Town Clerk. She will email Mr. Costa with instruction on what he needs to do and when the next meeting is.

2. Algonquin Gas Compressor Station – Discussion -- Mr. Muri asked if the public meeting was moved. Ms. Bradley said no, there was another meeting. There is a meeting in East Weymouth on May 19, 2016. Mr. Muri will try to attend that meeting. Mr. Muri's main concern with the compressor is the potential for noise. He feels the noise level at night will be approximately 40-50db which could be disturbing. He stated large compressors can have mufflers installed and acoustic foam can be built into the building which will lower the noise level. He recalls Spectra stating they want to be good neighbors. Mr. Muri will hold them to that and would like to file some requests for information and also some suggestions via e-comments from the Planning Board. Mr. Cooper suggested giving them a decibel target. Mr. Ennis stated that generally they can only go 10db above ambient noise level. There is a daytime and nighttime ambient level. Generally the

night time ambient is much lower. Mr. Ennis added they have to conduct a noise survey over a minimum of 24 hours but a whole weeks survey would be better. They should be modeling what the compressor will do as part of the survey. Mr. Muri referred to Zoning Bylaw page 58, section 6.6.3 and amended 4/24/95. It states that between 11pm and 7am the noise level is not to exceed normal ambient level by 5db at other times of the day when recorded at a distance of 50' from its source it is not exceed a level above 85db. Mr. Muri suggested sending the applicant all of section 6.6 of the bylaw and inform the applicant they need to adhere to these zoning requirements. Mr. Ennis motioned that the Planning Board submit e-comments to FERC regarding section 6.6 standards of the Zoning Bylaw and adhere to these regulations. Mr. Brooks seconded the motion. Motion passed. Mr. Muri asked Ms. Bradley to draft an email and include the sections of the bylaw as discussed earlier.

#### Old Business

1. Sign Amendments - A Public Hearing will be held in August.

2. Hydrogeological Assessment Regulations – update - Ms. Bradley stated she is still waiting to hear from the Board of Health who is waiting to hear back from their consultant.

#### Minutes

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|------------------|---------------------------------|
| 1. June 3, 2015  | 2. June 17, 2015                |
| 3. July 1, 2015  | 4. July 1, 2015 – Exec. Session |
| 5. July 15, 2015 | 6. July 15, 2015 – Exec Session |

Mr. Muri stated he had not yet reviewed the meeting minutes. He suggested tabling the meeting minutes until the next meeting.

#### Invoices

1. Fuss & O'Neill – 296 Winthrop St. – Solar - \$686.14

Mr. Moitozo motioned to submit payment to Fuss & O'Neill.

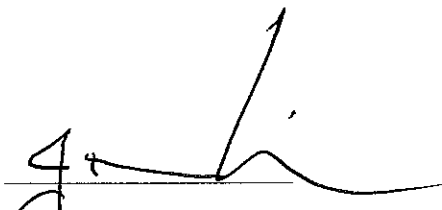
Mr. Cooper seconded the motion. Motion passed.

#### Adjournment

Mr. Moitozo motioned to adjourn at 7:56 p.m.

Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman