

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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James Muri, Chairman
Edward Bertozzi, Vice Chair
Robert Moitozo
Tomas Ennis
Christopher Cooper
Stephen Brooks, Jr.
William Costa
Michael Costa, Assoc. Member

**Meeting Minutes
July 20, 2016
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: Edward Bertozzi, Tomas Ennis, Christopher Cooper, Michael Costa William Costa

Town Planner – Leeann Bradley

Absent: James Muri, Robert Moitozo, Stephen Brooks Jr.

Mr. Muri was not present. Mr. Bertozzi conducted the meeting.

Pledge at 7:07p.m.

Form A

1. Long Hill Realty Trust – Reservoir Avenue – 16-09A – Mr. Otis Dyer was present on behalf of the applicant. He is proposing dividing one lot into two parcels. It is a very simple plan and there are no wetlands.

Mr. Cooper motioned to endorse the Form A.

Mr. Ennis seconded the motion. Motion passed.

2. Charnecki – 157 Perryville Road and 6 Danforth St. – 16-10A – Mr. Otis Dyer was present on behalf of the applicant. He is proposing a slight change to the lot lines of the Perryville Inn lot. All the remaining land will go into a Conservation Restriction. Mr. Dyer stated the Conservation Restriction has been approved by the state. The applicant included a letter with the application asking for the fees to be waived.

Mr. Cooper motioned to waive the Form A application fee.

Mr. William Costa seconded the motion. Motion passed.

Mr. Cooper motioned to endorse the Form A.

Mr. William Costa seconded the motion. Motion passed.

Public Hearings

New Business

1. Nomination of Town Maps Committee member - Mr. Bertozzi stated the Board of Selectmen authorized the creation of a sub-committee to be comprised of members of various town boards to look at the town map situation. The selectmen emphasized that this committee is to make recommendations only. This committee will not have the authority to make decisions and spend money. They are to look into the map situation and then report back to the selectmen with their recommendations.

Mr. Cooper nominated Mr. William Costa to the Town Maps Committee.

Mr. Ennis seconded the motion. Motion passed.

2. Reappointment of Michael Costa – Associate Member –

Mr. Ennis motioned to reappoint Mr. Michael Costa as Associate Member.

Mr. Cooper seconded the motion. Motion passed.

Old Business

1. 57 Spring Street – Dumontier – Right of First Refusal – Ms. Bradley stated the applicant made an error in the wording in his letter. He then changed the wording from “sell” to “convert”. Mr. Bertozzi asked the board for input on these two lots.

Mr. Cooper motioned not to have the property appraised for the purchase of the two lots.

Mr. Ennis seconded the motion. Motion passed.

2. Sign Amendments - A Public Hearing will be held on August 17th.

3. Hydrogeological Assessment Regulations Discussion – Mr. Bertozzi stated that Health Agenda, Mr. Bob Ashton, made some changes. He reviewed the changes with the board.

1. The trigger criteria language was changed by Mr. Ashton to read “the development has a potential build-out of more than “x” lots”

2. More trigger criteria language regarding maximum density was changed by Mr. Ashton. He added in parentheses “note that circles within 500’ of a boundary of the development shall extend beyond the boundaries and across roadways or existing natural features.” Mr. Bertozzi added at the end of paragraph 2 “and, if any, across roadways or existing natural features.”

3. Mr. Ashton added more trigger #3 criteria language to read “if the developer is uncertain as to the applicability of this trigger, the board will perform a preliminary evaluation of the proposed site prior to formal submittal of the development, there is a no-cost associated with this preliminary evaluation” Mr. Bertozzi re-wrote this to read “if the developer is uncertain as to the applicability of the this section 5.1.1.3, the developer is strongly encouraged to discuss with the board as early as possible in the developers consideration of the development and prior to any formal submissions by the developer to any town boards or officials relating to the development the possible application of this section 5.1.1.3, and the gathering and evaluation of information relevant thereto”. Mr. Bertozzi confirmed to Mr. Ennis that the Board of Health will be the department to review the groundwater assessment. Mr. Bertozzi also added he has an open mind and asked the board to do the same. He questioned “who is the most logical board to ask a developer to do a water study?” He feels it should be the Board of Health however they do not seem enthusiastic about it. Mr. Bertozzi stated if the Board of Health does not want to do it the Planning Board can. He knows the Board of Health is very concerned about water and septic issues. They have asked a consultant to review the proposed regulation and advise the Board of Health. They are still waiting to hear from them. Ms. Bradley will check in with Mr. Ashton to see if they have reached out to the consultant for their report. Mr. Bertozzi asked the board for a motion to allow Ms. Bradley to send this information to the Board of Health.

Mr. Ennis made the motion.

Mr. Bertozzi continued with the last bullet point #4. Mr. Ashton had a comment regarding the qualifications of a hydrologist. Mr. Bertozzi stated that essentially the developer will be hiring the hydrologist and doing the report and then the Planning Board would then hire someone to review the hydrologist report. The hydrologist hired by the developer must be of high standard. There is no certification for hydrologists; however, Mr. Ennis stated that most hydrologists are civil engineers. Mr. Bertozzi's language was "The board reserves the right to disapprove of the proposed hydrologist if in the board's opinion the hydrologist qualifications are not high enough." Mr. Ashton changed the language from "high enough" to "adequate". Mr. Bertozzi felt that was a good change. Mr. William Costa added that there is an American Institute of Hydrologists certification. Mr. Bertozzi stated he will look that up. He reviewed the qualifications of a hydrologists with the board. He then asked for a second to the motion stated earlier. Mr. Cooper seconded the motion made by Mr. Ennis. Motion passed.

4. Algonquin Gas –Compressor Station – update – There is no new information on this matter.

5. Palmer River Watershed – Discussion - Not discussed.

** Mr. Bertozzi brought up the Town Maps topic again and stated Mr. Ted Ballard informed him that he spoke to Bill Napolitano at SRPEDD. He stated that Bill at SRPEDD has a corrected topographical map for the Town of Rehoboth showing the groundwater protection district. He cannot send it to us unless the Planning Board authorizes it. Mr. Bertozzi asked for a motion to authorize Bill Napolitano at SRPEDD to send to the Planning Board 5 hard copies of the corrected topographical groundwater protection district map for the Town of Rehoboth.

Mr. Ennis made the motion above.

Mr. William Costa seconded the motion. Motion passed.

Minutes

Invoices

1. Fuss & O'Neill – Idlewoods - \$210.00
2. Fuss & O'Neill – The Preserve - \$157.50

Mr. Ennis motioned to submit payment to Fuss & O'Neill for the above amounts.

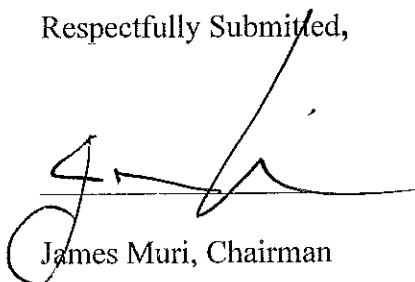
Mr. William Costa seconded the motion. Motion passed.

Adjournment

Mr. Cooper motioned to adjourn at 8:20 p.m.

Mr. Ennis seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman