

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.
William Costa
Michael Costa, Assoc. Member

**Meeting Minutes
June 15, 2016
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, Edward Bertozzi, Robert Moitozo, Christopher Cooper, Tomas Ennis, Stephen Brooks, Jr., William Costa, Michael Costa

Town Planner – Leeann Bradley

Absent:

Pledge at 7:07p.m.

Form A

1. Noons – Mason & Davis St. - 16-08A - Mr. Bob Berube from Pro-Line Engineering was present on behalf of the applicant, Daniel Noons. He began by stating there is a large piece of property on the corner of Mason and Davis Street. The Noons family recently constructed a house on the property for their mother at 161 Mason Street. Mr. Berube stated Lot B is 60,000s.f. and this is where the house is located. He is proposing to take Lot A and attach 1,500 s.f. to it. This will allow over one million square feet of land left for farming. 157 Mason Street is an existing non-conforming lot in existence for over 50 years.

Mr. Bertozzi motioned to endorse the Form A plan.

Mr. Moitozo seconded the motion. Motion passed.

Public Hearings

New Business

1. 57 Spring Street -- Dumontier – Right of First Refusal - Mr. Dumontier is going to sell the property and take it out of 61B. A letter has been submitted stating a Notice of Intent to sell the property. Mr. Muri suggested asking the Board of Assessors to give the Planning Board a copy of the P&S agreement. This matter will be added to the agenda for the meeting on July 20, 2016. This property does not follow the Chapter 61B, Section 9 regulations.

Old Business

1. Sign Amendments - A Public Hearing will be held at the second meeting in August.

2. Hydrogeological Assessment Regulations discussion (waiting for BOH consultant comments) – Comments from Mr. Moitozo were forwarded to Health Agent, Robert Ashton. Mr. Muri added they are now waiting for more comments from the Board of Health after they receive information from their consultant. Mr. Muri suggested that VOC's be added to water testing as well as mercury levels. Mr. Bertozzi will make more edits and will incorporate Mr. Moitozo's comments as well.

3. Algonquin Gas – Compressor Station Update – Information has been posted on the Town of Rehoboth website.

4. Palmer River Watershed - Discussion – It was noted that Jack Hermance found mistakes on the Mass GIS and SRPEDD maps. It shows the Warren River Watershed which includes the Palmer River and the Runnins River. Mr. Bertozzi mentioned that he attended a conference at Roger Williams University several years ago and periodically receives email from them looking for community projects. Mr. Bertozzi mentioned this to the Water Commission. They in turn contacted Roger Williams University about creating a database of all wells in Rehoboth. It would need to be updateable and incorporated into the Mass GIS. A group of 3 representatives from RWU including a professor who creates such databases attended a meeting last week to discuss the potential for this database. It would be very useful. Mr. Muri would like to see this information incorporated into Mass GIS and let them update it. Mr. Muri suggested contacting SRPEDD about correcting the faulty maps and also questioned who keeps the maps. Mr. Brooks added he believed SPEDD created the maps with South Coast Rail funds. Ms. Bradley will send a memo to the Board of Selectmen regarding the possible creation of an ad hoc committee to check town maps for their accuracy.

Mr. Bertozzi motioned to send a memo to the Board of Selectmen for the purpose of discussing the creation of an ad hoc committee to check the accuracy of town maps.

Mr. Cooper seconded the motion. Motion passed.

Minutes

- | | |
|------------------|---------------------------------|
| 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. Brooks motioned to approve the above minutes.

Mr. Bertozzi seconded the motion. Motion passed.

Mr. W. Costa abstained.

Invoices

1. W.B. Mason – office supplies - \$90.93

2. W.B. Mason – name plate - \$10.44

Mr. Ennis motioned to submit payment to W.B. Mason for the above invoices.

Mr. Bertozzi seconded the motion. Motion passed.

****NOT ON AGENDA****

Housing and Zoning Bill – Mr. Muri mentioned correspondence regarding the Senate approving a controversial housing bill, adding it could be dangerous. Mr. Moitozo agreed. Mr. Muri asked for the boards input with regard to sending a letter to our State Representative, Steve Howitt asking him to vote no support or exemptions/exceptions. This bill has already passed the Senate. Mr. Muri added, the House of Representatives can come up with their own version. The two versions would have to be combined. The House could put provisions in the bill. Mr. Steve Howitt will be asked to attend the next meeting on July 20, 2016. Ms. Bradley will send the Planning Board a copy of the Senate version of the approval.

Mr. Brooks motioned to invite Mr. Steve Howitt to the next Planning Board meeting on July 20, 2016.

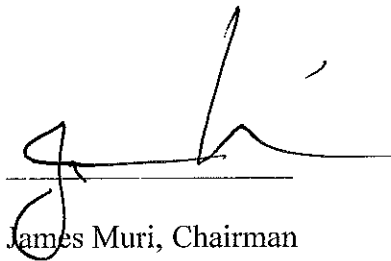
Mr. Bertozzi seconded the motion. Motion passed.

Adjournment

Mr. Brooks motioned to adjourn at 8:35 p.m.

Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'James Muri', written over a horizontal line.

James Muri, Chairman