

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  
November 4, 2015  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

RECEIVED  
17 MAR 16 AM 9:27  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

Present: James Muri, Robert Moitozo, Stephen Brooks, Jr., Edward Bertozzi,  
John Scanlon, Associate Member

Town Planner – Leeann Bradley

Absent: John Moriarty, Tomas Ennis, Christopher Cooper

Pledge at 7:07p.m.

Form A

1. Frederick J.A. Borland et al – 141 Broad St. & 8 Blanding Rd. – 15-16A – Mr. Otis Dyer was present on behalf of the applicant. He began by stating both parcels are in one family. It is an even trade of land so a garage can go on Lot 2 which is the correct lot.

Mr. Brooks motioned to endorse the Form A.

Mr. Moitozo seconded the motion. Motion passed.

Public Hearings

New Business

1. Discussion regarding proposed regulations on Hydrogeological Assessment – Mr. Karl Drown, Ms. Rachel Smith, Mr. Otis Dyer and Mr. Jack Hermance were present. Mr. Bertozzi began by stating Rehoboth is a town that relies on well water and septic systems. The town has grown tremendously over the years. The town foresees a build-out of over 30,000 people. It is clear there will be more stress on water and septic system resources. Rehoboth is not alone. Mr. Bertozzi stated Mr. Jack Hermance who is a Hydrology Professor at Brown University, is a great resource to the town. Mr. Bertozzi is trying to assess how best to handle situations where there is a greater risk to homeowners. Mr. Muri confirmed with Mr. Bertozzi that they are intending to propose this to the Board of Health to be part of their regulations. Mr. Bertozzi made it clear these regulations are for private residential developments, not business, who rely on private wells and septic systems. The state considers any subdivision with 15 or more homes using one common well and septic system a “public water system” even though it is still privately owned. The state has good regulations to protect the people who are

using that water. Mr. Bertozzi's proposed regulation does not apply to those situations with a "public water supply", such as a homeowners association. It would be tested and overseen by the state. The developer is responsible for securing a qualified Hydrogeologist to conduct testing on the water supply. A report would be submitted to the Board of Health. A discussion regarding triggers and water supply issues ensued between the board and Mr. Dyer. Mr. Jack Hermance also addressed the Planning Board regarding Point #3 and the responsibility of the Water Board regarding trigger criteria and what the follow up activity would be. Mr. Bertozzi suggested trying to come up with language for the regulation that is not so vague. Mr. Hermance received a large response from a post he wrote to the National Groundwater Association. There were 25 experts who sent responses regarding their own towns and how they addressed the groundwater issues. They felt it was absurd to have high density housing drawing on separate wells and septic systems. Mr. Bertozzi will work on sub-criteria language for Point #3. He looked for input on density and a number agreeable to all. He stated it is really up to the Board of Health to determine that, but they have not had ample time to review the information presented tonight. Mr. Brooks asked what the cost of an assessment would be. Mr. Hermance estimated an average cost could be \$5,000.00 to \$10,000 or more depending on the project. A discussion regarding square footage, density and hydrogeology ensued but square footage size cannot accurately be determined without geological testing first. A determination needs to be made on how many units can be allowed per square foot and the separation required between septic and well. After further discussion Mr. Bertozzi stated that the Board of Health can actually prevent the Planning Board from approving a subdivision. Some other minor changes to the triggers were discussed and will be revised by Mr. Bertozzi. Also discussed was the description and requirements of a "qualified" Hydrogeologist. Mr. Muri suggested that the Board of Health should have the authority to approve or disapprove of the selected Hydrogeologist.

2. 2016 Meeting Schedule for review – Mr. Muri found the 2016 schedule acceptable. Mr. Bertozzi motioned to approve the 2016 Planning Board meeting schedule as presented. Mr. Moitozo seconded the motion. Motion passed.

#### Old Business

1. Sun Edison – 280 Summer St. – Landscaping plan update – Mr. Muri noted that Phase 1 and Phase 2 are proceeding. Ms. Bradley informed him a site visit would take place this week. Mr. Muri also stated the Planning Board was not happy with the way the contractor landscaped the project. They are going forward with having an engineer retained by the Planning Board to review and re-design the elements that the abutters and the Planning Board were not happy with. The board will then contact the contractor and relay to them what needs to be corrected.

2. Zoning Bylaw Fees – discussion (Not mentioned)

#### Minutes

#### Invoices

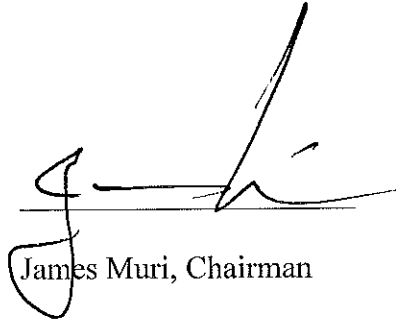
1. W.B. Mason – Office Supplies - \$72.96
  2. ARC – yearly service contract - \$165.00
  3. Fuss & O'Neill – ATS Equipment - \$77.25
- Mr. Bertozzi motioned to submit payment to the above invoices  
Mr. Brooks seconded the motion. Motion passed.

Adjournment

Mr. Moitozo motioned to adjourn at 9:35 p.m.

Mr. Bertozzi seconded the motion. Motion passed.

Respectfully Submitted,

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

James Muri, Chairman