

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
(508) 252-6891 Telephone
(508) 252-5342 Facsimile



James Muri, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
Christopher Cooper
Stephen Brooks, Jr.
William Costa
Michael Costa, Assoc. Member

**Meeting Minutes
November 2, 2016
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: James Muri, Edward Bertozzi, Robert Moitozo, Tomas Ennis, William Costa

Town Planner – Leeann Bradley

Absent: Christopher Cooper, Michael Costa, Steven Brooks, Jr.,

Pledge at 7:15p.m.

Form A

1. Phillip S. Price III and Matthew R. Price – Fairview Avenue – 16-20A – Ms. Rachel Smith for E. Otis Dyer was present on behalf of the applicant. The applicant's property is on the corner of Fairview Avenue and Francis Street. She is proposing the division of three lots. Two lots are 6 acres each and the other is 2.83 acres. They all have access area and frontage. Lots 2 and 3 will need to go before the Conservation Commission due to the presence of wetlands. The area between Francis Street and Old Francis Street is staying with the Price family.

Mr. Moitozo motioned to endorse the Form A.

Mr. William Costa seconded the motion. Motion passed.

Public Hearings

1 Subdivision Regulations Amendment – Section 104 Fee Schedule - Mr. Muri began by stating the Planning Board keeps track of the lots created and the number of permits submitted but not details such as the square footage of site plans. This makes it difficult to compile an accurate analysis for proposed fee increases. He can figure fees to approximately 20% plus or minus what the actual amount is. He recommends having this information as part of the annual reports. He is recommending having the square footage of site plan approvals and breakdown special permits such as Solar, GWSP etc...as well. Mr. Muri added that the Planning Board is pretty close to breaking even with what they bring in. This is in comparison to what they expend for salaries and operating budget. Mr. Muri recommends leaving the fee schedule as is. He suggested an adjustment to the fee schedule for Form A's.

Mr. Bertozzi motioned that in the case of a Form A where lot lines are being adjusted and no new buildable lots are created the application fee will be \$400.00 instead of \$1,000.00.

Mr. Ennis seconded the motion. Motion passed.
Mr. Bertozzi motioned to close the public hearing.
Mr. William Costa seconded the motion. Motion passed.

New Business

1. 2017 Meeting Schedule for review.

Mr. Ennis motioned to accept the 2017 Meeting Schedule
Mr. William Costa seconded the motion. Motion passed.

Correspondence - Not on Agenda

1. Jay Talerman – Regarding the Hydrogeological review. Mr. Talerman stated that upon further review he feels the regulation in question should be the responsibility of the Board of Health. If the Board of Health does not want to adopt it, it could then be a part of the general by-law which would require town meeting approval. Mr. Muri added that selectman Dave Perry has offered to attend the next meeting on November 16, 2016 for further discussion.

2. Mr. Bertozzi commented on the Signs By-Law. He has been working on the by-law since last August. He used Ms. Bradley's information she sent in a word document form and Mr. Bertozzi has been working on it all day. He was not able to get information back to her until this evening at approximately 6:10pm. Mr. Bertozzi reviewed a section of the by-law labeled "scope" with the board. It gave examples of all the possible types of signs. It does not regulate political signs. He also stated he went through some of the definitions and made some changes. Ms. Bradley will be sending Mr. Bertozzi's by-law document to the Planning Board electronically. Mr. Bertozzi asked the Planning Board to read through the by-law and make edits as needed for discussion at the next meeting.

Old Business

Minutes

1.

Invoices

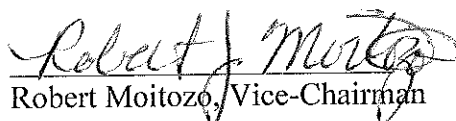
1.

Adjournment

Mr. William Costa motioned to adjourn at 8:10p.m.
Mr. Bertozzi seconded the motion. Motion passed.

Respectfully Submitted,

James Muri, Chairman


Robert Moitozo, Vice-Chairman