

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  
William Costa  
Michael Costa  
Leeann Bradley – Town Planner

**Meeting Minutes  
March 15, 2017  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

Present: Jim Muri, Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa, Michael Costa  
Christopher Cooper

Town Planner – Leeann Bradley

Absent: Michael Costa

Pledge at 7:05p.m.

Form A

1. Dumontier Family Trust – 47 Spring Street – 17-03A – Attorney William Rounds was present on behalf of the applicant. He is before the Planning Board proposing a reconfiguration of 13 lots owned by the trust. Lot 10 with the existing residence is not changing. Parcels 1 & 2 are being split. Parcel 2 is being combined with the existing residence lot up front, and will gain 227' of frontage. Parcel 2 plus the existing front piece is where the proposed 40B will be located. It's a little less than half of the total area. They have just recently obtained financing and expect to begin construction this year. There will be an easement for the well-water supply and sewer treatment plant that is also part of the 40B proposal. Mr. Muri asked if they are falling under a public water supply with the well. Will they have to have a 300' well head protection rate with an easement for that as well? Attorney Rounds confirmed that as correct. Mr. Muri asked if they are allowed to extend the well head protection zone into the neighboring property so long as they get an easement from those adjoining properties. Attorney Rounds confirmed that as correct as well. Mr. Moitozo noted a clerical error on the proposed area and frontage table. Parcel 2 and lot 10B should read 10A instead. Attorney Rounds noted the correction. He added there will be 200 two bedroom units with 50 affordable units. All the units will be two bedrooms. Mr. Moitozo motioned to conditionally endorse the Form A Plan at 47 Spring Street pending the correction to the lot identification and the table referencing Lot A as opposed to referencing lot 10B.

Mr. Bertozzi seconded the motion. Motion passed.

Public Hearings

RECEIVED  
17 JUL 12 AM 8:56  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

## New Business

1. Sign Bylaw – Workshop – Ms. Susan Pimental was present as well as Dave Perry. They were present as residents and/or business owners and also as members of the Board of Selectmen. No one was present from the Rehoboth Business Association.

Mr. Muri began stating the Planning Board has been in the process of putting together a draft Sign Bylaw that Mr. Bertozzi and Ms. Bradley have worked very hard on. He wants to solicit the opinion of the public to make modifications if necessary before they have a Public Hearing.

Ms. Pimental came forward. She had issues with portable A frame signs. She would like to have a sign that shows menu specials. According to the Sign Bylaw this type of sign is only allowed 56 days a year. She asked if this is correct. Mr. Muri deferred this question to Mr. Bertozzi and Ms. Bradley. Mr. Bertozzi stated if it is a sign that is framed and could be attached to a building the menu could be changed daily. Ms. Pimental responded by stating no one would see it and that is the purpose of putting it at the front of the property is so people driving by can see it to see what the specials are. Mr. Bertozzi asked if the frame could be permanently affixed to the ground. Ms. Pimental stated she does not need to have the sign visible on a daily basis. She is trying to attract more customers. Selectmen Dave Perry came forward with a simple solution. He asked if the board would accept a permanent sign as a permanent concrete base with two sleeves in it. They could then drop a frame into it as needed and only the base itself would be permanent. The sign is portable in a sense as it could be installed and removed in a permanent place. The Planning Board agreed that the concrete base and sign would be considered a “permanent sign”. He added that ultimately it’s the Zoning Enforcement Officer who will interpret it the sign as permanent or not. Ms. Pimental had another concern regarding regulations for existing off-premises signs. She asked if existing directional signs are grandfathered in. The Planning Board agreed they are grandfathered. Mr. Pimental stated she already has directional signs on Route 44 with arrows. They were there before the new owners took over. They simply changed the logo on these signs. She is not putting up new directional signs. Mr. Moitozo noted 6.5.7.0 refers to pre-existing signs that are non-conforming, stating they need to comply with safety, maintenance and repair. As long as they are maintained it’s within the regulations. Mr. Perry added the signs are a means to draw people to local businesses. Mr. Muri suggested a modification to regulation 6.5.7.0 to read: “It must be brought into compliance with this sign bylaw, or removed, or it may be restored to its original condition prior to the damage.” Mr. Moitozo suggested taking out the part of the sentence that reads “it must be brought into compliance with the sign bylaw” and change it to “it must be restored to its original condition or removed”. Mr. Ennis agreed but added there should be a deadline date of 6 months of initial damage. Mr. Perry added that if the sign was originally grandfathered and gets damaged or destroyed to more than 50% then a permit must be taken out to replace the sign. Now they are forced to permit a sign that was never permitted. Mr. Ennis suggested taking the last sentence out completely from 6.5.7.0. The board agreed. Ms. Pimental asked the board if this sign bylaw eliminates the use of billboards in town. Mr. Bertozzi checked the sign bylaw regarding off-premises signs which was stated they are not permitted. A variance would be required. The business owner can put a billboard sign on the property where the business is conducted. Not someone else’s property and not on a property that is rented. A special permit is required for billboards in an industrial district and a variance is difficult to get. Ms. Pimental thanked Mr. Bertozzi for the clarification. Mr. Perry asked about regulations regarding signs blocking intersections and the required setback distance. Mr. Bertozzi checked the bylaw which stated the setback of at least 10’ of any vehicular right of way with a minimum clearance of 15’. Mr. Muri suggested revising 6.5.5.2(k) to read: “Freestanding and under canopy awning and marquee signs shall have a setback of at least 10’.” Mr. Moitozo suggested adding (d) to 6.5.8.3 to read: “No sign shall be placed so as to obstruct or interfere with traffic visibility. There was no further discussion

2. Hydrogeological Assessment Regulations – Ms. Bradley stated she spoke to Shawn Martin of Fuss and O'Neill who forwarded the request to their senior hydrogeologist Jim Clinton. She has spoken to him several times. He stated he would get something to her by the end of the week. He did ask if they had money in their budget to fund their scope of work. Ms. Bradley replied they don't really have that in their budget but having the Planning Board know that Fuss and O'Neill is equipped to conduct this type of study increases the likelihood they would be utilizing their services.

3. Annual Report 2016 – The Planning Board agreed the Annual Report for 2016 looked good. Mr. Bertozzi motioned to approve the Annual Report for 2016. Mr. William Costa seconded the motion. Motion passed.

4. Maps Committee – Mr. William Costa met with the IT Committee regarding the GIS system. He stated hardware is expensive. They are looking for an application for the Water Commission. He added they have a meeting with Roger Williams University to go over the next phase of what database will be established. The committee needs to make a recommendation to the Board of Selectmen before June 30, 2017. Mr. Costa added there is a lot of information that may or may not be able to be input into a data system that is old. He is waiting for other boards to report how much storage will be needed. He feels it will take a lot of time and a lot of man hours to input all the GIS data. Workstations would be necessary. They would need to hire a person to oversee the data input. They would need a small team for data input. It will be a very expensive project. Mr. Muri added they could contract an outside firm to manage the server and any services needed. The data entry is another matter. Mr. Costa added the state is trying to promote the conversion to GIS. He asked if there are any funds available for assistance. Mr. Muri added the state is always offering up grants. It is possible SRPEDD may be able to help. Mr. Muri asked if the Water Commission is the primary mover on this project. He believes they are primarily interested in wells and well locations. Mr. Costa stated the primary goal is to get enough information on wells so they can start looking at the aquifer portion to determine the amount of available potable water from the ground. There are ways to calculate that, but a lot of information is needed to do that. Mr. Muri stated that 2 or 3 new wells are created per week so it should only take someone a few hours to input the well data. Mr. Costa added that the GIS system allows different departments to share data with each other. There will eventually be a smartphone App for the well data as well. More updated information will follow. There was no further discussion.

#### Old Business

1.

#### **\*\* Not on Agenda \*\***

1. Mr. Muri noted that the Economic Development Committee has been asking the Planning Board for quite some time to put together a Permitting Guide. Ms. Bradley created a Permitting Guide which takes townspeople through the entire process for every type of permit. It will be available on the Town of Rehoboth website soon. There was no further discussion.

2. Salary – Mr. Muri discussed his analysis of the Planners salary. He looked at about 20 surrounding towns. He normalized everything to a 36 hours work week. He took an average and took a median and those salaries came out to a median of 74K per year and the average was approximately 76K per year. Ms. Bradley currently makes \$60,300.00 per year. Mr. Muri noted a number of positions are being brought up to standard for surrounding communities. He would like to see that happen for the Planning Board. They are looking at what will happen if they lose personnel and what will the cost be to replace them? Mr. Perry added that it's always cheaper to keep good people here. Mr. Muri added if they had to hire new personnel they will have to pay them at current standards and they will get somebody who doesn't know the job. Mr. Perry stated the Board of Selectmen as well as the Finance Committee would be very receptive to the increase as long as they have the money to do it. There was no further discussion

3. Summer St. – Mr. Muri asked for an update. Ms. Bradley stated she is working with Town Counsel and the Building Commissioner, John Santos. Mr. Santos is trying to see what he can come up with regarding this project.

4. Mr. Muri's last Planning Board meeting – Ms. Bradley presented a cake as a Thank You to Mr. Muri for his service to the Planning Board and wished him well as the new Selectmen.

#### Minutes

##### **2016 Minutes**

- |                       |                      |
|-----------------------|----------------------|
| 1. April 17, 2016     | 2. September 7, 2016 |
| 3. September 21, 2016 | 4. October 5, 2016   |

##### **2015 Minutes**

- |                     |                      |
|---------------------|----------------------|
| 1. November 4, 2015 | 2. November 18, 2015 |
| 3. December 2, 2015 | 4. December 16, 2015 |

Mr. Cooper motioned to approve the above minutes.  
Mr. Ennis seconded the motion. Motion passed.



#### Invoices

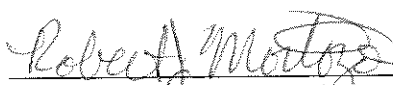
- 1.

#### Adjournment

Mr. Bertozzi motioned to adjourn at 8:45p.m.  
Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted,

  
James Muri, Chairman  


  
Robert Moitozo, Vice-Chairman