

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



Christopher Cooper, Chairman  
Robert Moitozo, Vice Chair  
Edward Bertozzi  
Tomas Ennis  
William Costa  
Michael Costa  
Michael Costello  
Leeann Bradley – Town Planner

**Meeting Minutes  
June 21, 2017  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

RECEIVED  
17 SEP - 7 AM 9:17  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

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

Town Planner – Leeann Bradley

Mr. Cooper began the meeting with the Pledge at 7:05p.m.

**Form A**

1. Everett McPhillips – 308 Summer St. -17-06A – Ms. Rachel Smith was present on behalf of the applicant. The applicant wants to split off a small non-buildable parcel A which is shown on the plan as .43 acres. This will be conveyed to the neighbor. The remaining 4.41 acres will remain a single family house lot.

Mr. Ennis motioned to endorse the Form A

Mr. Bertozzi seconded the motion. Motion passed.

**Public Hearings**

1. Definitive Subdivision – Reposa Estates – off 237 Plain Street – 17-01C – Mr. Rob Davis from Insite Engineering Services LLC was present as well as Mr. Ryan DuVally. Mr. Davis submitted revised plans dated 6/16/17 and welcomed questions from the board. Mr. Cooper stated all concerns have been addressed to the satisfaction of the towns engineer.

Mr. Costello motioned to endorse the Form C.

Mr. William Costa seconded the motion. Motion passed.

2. Celray LLC - 496 Winthrop Street – Fournier – 17-01GWSP, 17-02SPA -

Mr. Costello motioned to open the public hearing.

Mr. Bertozzi seconded the motion. Roll call vote. All aye. Motion passed.

Mr. David Bray was present on behalf of the applicant Mr. Raymond Fournier. They are proposing a 5800s.f. warehouse/storage addition on the back of the existing building. This will be connected to a storm water dry-well structure that will take all the roof water and drain it into the ground. It is the only impervious area being added. There is an existing parking lot. Most of the site has a gravel paved area which will be underneath the proposed structure. It is an extended use of the property. This will store equipment that is now being kept outdoors. Mr. Fournier stated the

building will store trucks and equipment. Ms. Bradley asked if the building is on a separate lot. Mr. Bray stated an attorney conducted a title search on the property and he determined that the title had never been transferred out under Chapter 81X which is registered at the Registry of Deeds regarding Myles Avenue and Olympia Avenue. The lots involved were deeded to Celray LLC and recorded on a plan entitled Homecrest Park in 1899. No exceptions have occurred since the original plan. Ms. Bradley requested a paper copy of the plan. Mr. Costello noted one concern regarding the approval of the storm water permit. He wants to clarify that if pavement is increased the applicant will need to come back to the Planning Board for approval. The 81X plan will be sent to Jay Talerman for review. Cut sheets for lighting will be submitted. An affidavit of storage for the GWPD will also be submitted. The Public Hearing will be continued to the next meeting on July 19, 2017.

Mr. Costello motioned to grant a continuance of the Public Hearing to July 19, 2017.

Mr. Michael Costa seconded the motion. Motion passed.

## New Business

### Old Business

1. Hydrogeological Assessment Regulations – update from Ed Bertozzi - Mr. Bertozzi stated that at the Zoning Board meeting last night the speaker was Jay Talerman. He discussed various types of zoning problems. One of the relevant issues regarding the Hydrogeological Assessment Regulations is that it would be helpful to the town to have it in place as a regulation or bylaw. He stressed that it would help in the event of litigation by a developer. Mr. Bertozzi noted that the Board of Health was at the meeting as well as the Zoning Enforcement Officer. He added that Rachel Smith stated if the Board of Health gets the final version with changes suggested she would proceed to discuss it with the Board of Health. Mr. Bertozzi wants to get it out to anybody who might have an interest so they know it's being considered and they will be advised if and when the Board of Health sets a public hearing date. He hopes to have everyone discuss it and hopefully go forward. He also stated Ms. Bradley sent the latest revision to Jay Talerman. Mr. Bertozzi also emailed Mr. Talerman regarding the practicality of conducting a density analysis. He has asked for his comments. Mr. Bertozzi added if there are concerns they will work together to resolve them in the best interest of the town.

2. Sign Bylaw – Subcommittee Members – Mr. Cooper stated the RBA responded with suggestions regarding the members they would like to add to the Sign Bylaw Sub-Committee. He noted the RBA had a meeting and determined they would like to add John Jordan, Tim Johnson, and George Cardono.

Mr. Bertozzi motioned to add John Jordan, Tim Johnson and George Cardono to the Sign Bylaw Sub-Committee.

Mr. Ennis seconded the motion. Motion passed.

Mr. Bertozzi motioned to add John Santos to the Sign Bylaw Sub-Committee.

Mr. Michael Costa seconded the motion. Motion passed.

Mr. Cooper asked for a suggested date and time to meet. It was determined that Wednesday nights at 7:00pm at the town hall would be preferable. Mr. Cooper stated they would try for Wednesday, July 26<sup>th</sup> as their first meeting. They will finalize the location at the next meeting.

Minutes

1. March 1, 2017
2. March 15, 2017
3. April 5, 2017
4. April 19, 2017

Mr. William Costa motioned to approve the above minutes.

Mr. Michael Costa seconded the motion. Motion passed.

Mr. Costello abstained.

Invoices

1. Fuss and O'Neill Reposa Estates Review - \$2,644.40 –

Mr. Michael Costello motioned to submit payment to Fuss and O'Neill in the amount of \$2,644.40.

Mr. William Costa seconded the motion. Motion passed.

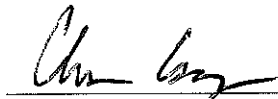
Adjournment

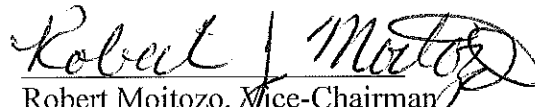
Mr. Ennis motioned to adjourn for Executive Session for the purpose of contract negotiations for the Town Planner Contract.

Mr. Costello seconded the motion. Roll call vote. All aye.

The Planning Board reconvened for the purpose of Adjournment.

Respectfully Submitted,

  
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Christopher Cooper, Chairman

  
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Robert Moitozo, Vice-Chairman