

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

Meeting Minutes
August 2, 2017
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM

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OFFICE OF THE TOWN CLERK
REHOBOTH, MA

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

Town Planner – Leeann Bradley

Absent: William Costa, Michael Costa

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

Form A

Lisa Lacombe – 50 Tremont Street – 17-07A – No one was present for this Form A application.

Mr. Moitozo stated he looked at the town maps and discovered the easement already exists. It appears to meet all the requirements. One lot is buildable and one is not. There is one existing lot. Mr. Moitozo motioned to endorse the Form A.

Mr. Bertozzi seconded the motion. Motion passed.

Public Hearings

New Business

Old Business

1. Hydrogeological Assessment Regulations – update from Ed Bertozzi – Mr. Bertozzi began by stating he met with Mr. Jay Tallerman and Kate Feoderoff in Millis. He felt it was a very productive meeting. They were both well prepared and want more information in order to prepare a “purpose paragraph” at the beginning of the Proposed Hydrogeological Assessment Regulations. Mr. Bertozzi provided them a copy of the Roger Williams University study that was recently conducted. The study was comprised of over 1200 wells in town, and DEP well drilling records. They are now working on a final draft that will be ready by August 10, 2017. They will get it to Bette Dyer and Rachel Smith will add it to their Board of Health August 22, 2017 agenda for a public hearing. Mr. Bertozzi stated Mr. Tallerman and Ms. Feoderoff were well prepared.

Not on Agenda:

1. Mr. Costello informed Mr. Cooper he asked a resident from the Palmer Meadow sub division to come before the board with a few concerns regarding a tree line. Ms. Karen Smith of 137 Wheeler Street was present. Mr. Costello familiarized the board with the sub division that was built approximately 13 years ago. He stated the Ms. Smith is wondering if there is an Order of Conditions for a row of trees that were planted abutting her property that have now been cut down. Ms. Bradley stated she looked through the plans and approval and did not see anything regarding trees. Ms. Smith stated she attended a Planning Board meeting 13 years ago with her father when Palmer Meadows was initially built and it was stated the tree buffer would be good and would maintain the character of Rehoboth. She was surprised when the trees were being cut down and wonders how far they will go since they are up to her stone wall now. Mr. Costello stated to the board that they cannot police every sub-division in town. He needs people to be the eyes and ears of the board. Mr. Moitozo recalls a lot of discussion regarding trees along the street of Palmer Meadows. The original developer wanted to put in a second entrance, but that would have meant cutting down 40+ pine trees along the street for the line of sight. The Planning Board did not approve that. However he does not recall anything else with regard to trees for Palmer Meadow. Ms. Bradley looked through the minutes as well but found nothing regarding the trees. Ms. Smith contacted Mr. Ray Renaud, the previous owner, two separate times but he did not return her calls. She is at the meeting tonight hoping for some answers. Mr. Costello added that as sub-divisions age lots are sold off to multiple buyers who may not be aware of any restrictions. He just wanted to make sure there were no restrictions. He asked the Smiths to come to the meeting hoping that Mr. Moitozo and Mr. Bertozzi might remember something about Palmer Meadows. Mr. Moitozo stated this is not something the Planning Board normally gets involved with unless it's a commercial development such as a business. Mr. Costello suggested contacting Derek Russo of RCTV to perhaps look at old tapes that he may have to find the meeting Ms. Smith is referring to. Ms. Smith thanked the board for their time. There was no further discussion.

2. Mr. Costello asked to discuss SunConnect. Ms. Bradley stated no one from SunConnect would be attending this meeting. Ms. Costello noted that Ms. Bradley sent out an email regarding conversations with SunConnect. Ms. Bradley stated SunConnect asked her some questions regarding a possible modification that were inappropriate and she refused to answer. Ms. Bradley added she had a follow up conversation with Cypress Creek Renewables and they asked her to give a brief summary of her conversation with SunConnect, which she did. Cypress Creek stated they may not be following through with this project. Ms. Bradley emailed Mr. Bill Lyon asking if he would still be at the meeting tonight, to which he responded yes. She added she later received an email from Bill Lyon stating he would not be attending tonight's meeting. There was no further discussion.'

3. Mr. Bertozzi stated they had a meeting of the Sign Bylaw Sub-Committee. The representatives from the Rehoboth Business Association presented their very well prepared list of topics, objections and proposals. He felt it was productive and they agreed on many of the principles. It was certain details that got a little bit difficult. Both sides were open to discussion trying to find common ground and make compromises where necessary. Mr. Bertozzi stated he is in charge of drafting something new. He added it will be a very big re-write that will be shorter and simpler. Essentially the RBA feels that Rte. 44 and Rte. 6 will be business byways. They are major commercial/business streets and businessmen need to have their interest be more important than trying to make everything look like an old fashioned rural town. Mr. Ennis feels that would be fine if people didn't live on those streets. Mr. Cooper agreed and added it does not do any good to try to put something in the bylaw that will outlaw things that they have already allowed and are

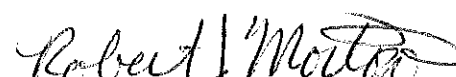
established. Mr. Bertozzi stated the bylaw rewrite will not have tons of detail. He will not try to micromanage. There will be limitations on size, on number and placement. They will be content neutral. The RBA feels the tone is to punish businesses. Mr. Bertozzi stated that is not the boards intention and the board wants businesses to flourish. He understands small business owners on Route 44 cannot afford expensive signs. He added that a local florist had a consultant for the RBA, Countryside Signs, make their sign. Ms. Bradley stated it's a great sign and they should all be modeled after that sign. Mr. Costello commented on the Waste Tech sign and noted it was very well done. Mr. Bertozzi stated the idea is to have a special overlay district for Route 44 and Route 6 for the business portion of those streets. There are still some issues and the bylaw is nowhere near completion. Mr. Bertozzi added he does not want Rehoboth to look like Newport Avenue in Pawtucket, Rhode Island. He asked for the boards input regarding the RBA's suggestion regarding off premises signs. Mr. Bertozzi used Hillside Country Club as an example of being very difficult to find if you are not familiar with the area. They need signs directing patrons to them. Hillside has been supportive regarding signs by keeping the community interest in mind. It was suggested that the directional signs be placed in the town rights of way, and that the Board of Selectmen would have to make a decision allowing that. They could perhaps charge an annual rental fee for the right of way space. Mr. Costello mentioned that a local Rehoboth farmer asked the Board of Selectmen if he could put up a sign on town property. If the local farmer wants to erect a sign he must have a public hearing with the Board of Selectmen. The selectmen will then empower himself (Mr. Costello) and Chief Trombetta to take a look at the sign placement. Mr. Costello's main concern is the line of sight and Chief Trombetta's main concern is safety. Mr. Bertozzi reminded the board that the Town of Rehoboth is a public body and cannot discriminate against anybody. If you allow one of these signs, which are more than just directional, you cannot say its fine for a farm but not for a restaurant. Mr. Costello agreed and added that that there was discussion at the Board of Selectmen's meeting about this issue. Mr. Costello stated the Board of Selectmen approved the sign for the farm, but also "drew the blueprint for the rest of them to come in". Mr. Moitozo asked if it required a public hearing with abutter notification. He feels it should be a requirement since it's a commercial sign. Mr. Costello stated a lot of signs are attached to telephone poles for businesses that are not in Rehoboth or even in Massachusetts. It should be regulated as it takes away from the rural character of Rehoboth. Many people move to Rehoboth specifically for the rural character of the town. The board agreed that if signs are posted for specific dates for yard sales and other events they need to be taken down after the event is over. Mr. Bertozzi concluded by stating signs are a difficult issue. Mr. Cooper noted the next Sign Bylaw Sub-Committee meeting is scheduled for next week if the re-write of the draft is ready. Mr. Bertozzi assured him he will get the draft out in the next day or two. Mr. Costello noted that Cape Cod has strict sign regulations. Mr. Bertozzi added that when they do Site Plan Approvals they have a statement of guidelines. He feels all board members should have a copy of those guidelines, and asked Ms. Bradley to email the Outdoor Lighting Standards for the town of Rehoboth to the Planning Board members. There was no further discussion.

Mr. Costello motioned to adjourn at 8:00pm

Mr. Bertozzi seconded the motion. Motion passed.

Respectfully Submitted


Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman