

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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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
October 4, 2017
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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

Town Planner – Leeann Bradley - Absent

Absent: Michael Costello

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

Form A

1. Eileen Rushing – 210 Tremont St. – 17-10A - Waiver of time granted. Continued until the applicant has received a Special Permit from ZBA. Mr. Cooper stated they did not have a quorum at the last meeting and could not grant a time waiver without a quorum. Mr. Moitozo noted there are two dwellings on one parcel and they can't approve that.

2. Estate of Clara Waterman – 210 New St. – 17-11A – Mr. Chris Andrade from Insite Engineering was present on behalf of the Watermans' He is proposing one lot being subdivided into two lots. Both lots have the required area and frontage. There will be a required easement for the retaining wall between the two lots.

Mr. Ennis motioned to endorse the Form A.

Mr. William Costa Sr. seconded the motion. Motion passed.

3. Thomas Bliss – 84 Summer St. – 17-12A – Ms. Rachel Smith was present on behalf of the applicant Mr. Thomas Bliss. She began by stating Mr. Bliss owned just over 18 acres. He wants to split off the house on a lot of 3.4 acres. He wants to keep the remaining 14.64 acres. She noted there is plenty of frontage and everything is well within the setback.

Mr. Ennis motioned to endorse the Form A plan.

Mr. Bertozzi seconded the motion. Motion passed.

4. John T. Barrett Jr. /Jane W.A. Barrett – 74 Summer St.- 17-13A – Ms. Rachel Smith was present on behalf of the applicant Mr. John Barrett. She stated the applicant is selling his house. Due to a vernal pool on the property that Mr. Barrett is concerned about, the vernal pool will be split off

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onto a separate parcel which will be donated to the Rehoboth Land Trust for protection. There is a shed that will be split off to a separate parcel B that Mr. Barrett will keep for now. It may be conveyed at a later date to an abutter. The land trust may purchase that if they can come up with the funding themselves to protect more of the habitat around the vernal pool. Mr. Moitozo asked about notation on the plan stating Parcel B is non-buildable. Ms. Smith noted that was a good point and indicated she would revise the plan show both Parcel A and B are non-buildable. She made the notation on the mylar. Mr. Cooper stated the Planning Board has always been supportive of waiving or reducing fees for town projects. He is in favor of either waiving or reducing the fees in this case. He asked for the boards opinion. The fee is \$400.00. He suggested knocking it down to the bare bones cost of what the town would incur for filing this at the Registry of Deeds. Ms. Smith stated the homeowner pays for the filing at the registry.

Mr. Moitozo motioned to waive the fee entirely for the Form A for 74 Summer St. in light of the donation of land to the Rehoboth Land Trust.

Mr. William Costa Sr. seconded the motion. Motion passed.

Mr. Motiozo motioned to endorse the Form A plan.

Mr. William Costa Sr. seconded the motion. Motion passed.

Public Hearings

1. Zoning Bylaw Amendment

a. Article 6.5 – Signs

Mr. Bertozzi motioned to open the Public Hearing.

Roll call vote. All aye.

Mr. Cooper noted that the public hearing was open but there were no residents in attendance for the public hearing. He added that the public hearing is an opportunity for the public to come forward and comment on what has been proposed for the town meeting. He stated the bylaw subcommittee met with members of the business community to create a comprehensive sign bylaw that was satisfactory for the town of Rehoboth, the Planning Board and the business community. Mr. Cooper stated a recommendation was made to the Board of Selectmen. He is in favor or recommending this article for town counsel to approve before town meeting and he is hoping the selectmen will do the same.

Mr. Bertozzi motioned that the Planning Board recommend to the Board of Selectmen that the proposed amendment of the Rehoboth Sign Bylaw be included on the town warrant for the upcoming special town meeting on November 6, 2017.

Mr. William Costa Sr. seconded the motion. Motion passed.

Mr. Bertozzi wished to publicly thank the Rehoboth Business Association for all of their hard work on this and their willingness to examine every issue. Mr. Bertozzi feels the bylaw is representative of the best that can be accomplished.

Mr. Ennis motioned to close the Public Hearing.

Mr. Michael Costa seconded the motion. Motion passed.

Roll call vote. All aye

New Business

Old Business

1. Rezoning subcommittee – discussion – Mr. Scott Douglass was present. He reviewed last months meeting regarding the discussion of the idea of a public process for looking at some issues in town. He conferred with his colleagues that have worked on the client side of the process and try to make some recommendations based on their experiences. The result is a recommendation on how the committee would operate, how much time it would be in existence and what is deliverable

at the end of the process. Mr. Douglass feels the most important part is the understanding of the timeline he is proposing and also some of the recommendations of who should make up the committee. He is hoping to be the "expert citizen" since he has some experience with this type of process. He suggested putting out a notice to call upon citizens who fall within the categories they have created and ask them to be part of the committee to the Planning Board. Mr. Moitozo stated they need somebody who knows where they want to go. Mr. Douglass stated for example someone from the Planning Board should be on the committee. If not, someone from town administration should be on the committee. He added that this group represents and tries to leverage experiences from multiple places, which is why someone from the Planning Board should be on the committee. Mr. Douglass stated he has a few citizens in mind that would be a good fit for this. He stressed the importance of not rushing into the fact finding and funding finding portion of this process. It is what will make or break them being able to afford doing something like this. Finding the money is the most important part and that could take some time.

Mr. William Costa Sr. asked about the vision plan and if it is for growth, economics etc. Mr. Douglass state that generally the term "vision plan" is used to describe a process and the resulting document that looks at economic development goals, land use patterns and basically presents the ideas of the people in the town in a new way and can actually create some targets for growth or more general economic information the town can use. It is not as intensive as a comprehensive plan. Mr. William Costa Jr. asked about the zoning for businesses and that this would be developing a bedroom community. How would they provide services to the bedroom community since there are no major shopping zones. He added that no matter what direction he goes, it is a 20 minute drive to all shopping areas. He added that one of the concerns is water. He stated that SRPEDD created a booklet on an economic development system with a lot of statistics. He feels they need to look at the map of Rehoboth and look at what's there now and wonder if they are just spinning their wheels by setting up this program or is there an avenue to go out before they start looking at a direction if possible. Mr. Douglass responded by stating he believes that with a planning making town, the process is never complete. Things are always changing and things need to be updated. It is incredibly hard to do in small rural communities. He recognizes there are challenges to how zoning and other departments operate and that they may be better addressed using this innovative process that gets citizens involved. The committee's goal is to present the board all the information to show why this process is a good for the town. He cannot make a conclusion about the committee's recommendation after it goes through 3 or 4 months of studies. They may make a recommendation of not taking any further action. Mr. Douglass does not feel that will be the end result of this. The vision plan would eventually be created by the people of the town. He added that since this is a bedroom community it is difficult to get a large percentage of the population to attend any of the votes. He feels if you engage people from the beginning and there is an investment the debate is not any easier, but in the end your left with a process that has had so much more public engagement it becomes easier to get those people to come out and vote. It's never a negative thing to have more seats filled at town meeting. Mr. Bertozzi stated that most of the townspeople want the rural character of Rehoboth to remain as is. In most families the husband and wife both work and in most cases they work out of town. They also don't want their taxes to go up. He has seen industrial parks just sit and never get off the ground. Mr. Douglass stated this at this stage is not about finding the specific answers. He added that a good place to look at is New Castle, Maine. They are nearly done putting through a new zoning bylaw and a comprehensive plan at the same time. New Castle is very similar to Rehoboth in many ways. When they went through the vision plan process they found that most people did not want more commercial projects but they did want more of a right to have more home occupation businesses. They tried to create more business in the rural district without stepping on toes. He added there are creative solutions to all of these concerns they just require a process that looks a little outside the

box. Until you present all the options there are things they don't know are possible. Mr. Bertozzi added that there are subdivisions that have gone up in this town over the last 35 years and he does not know where people get the money for these expensive homes. He feels there are a lot of good ideas especially mixed use projects. Mr. Cooper stated that the question that is being asked is worth it for Rehoboth to even find the answers to these questions. Mr. Bertozzi stated that most people want lower taxes, better schools in a rural area. Mr. Moitozo stated this committee is to establish an approach to reach out to the town. Mr. Douglass stated that what may help clarify what this first process is about is the process that might work for the town might not even be anything related to zoning. It might be a committee similar to the open space committee. There is a whole spectrum of things this could lead to. He feels there is a particular mindset of people in this part of the country and that underneath it all they are practical people. He feels being skeptical is healthy and it's the way the conversation should be meted out. He feels that in the end this will be a boon for the town. Mr. Douglass added that he had to come before the Planning Board and try to open people's eyes. He added that there are some people that he would like to attend the next meeting to speak to the Planning Board. He added the town has a great working relationship with SRPEDD. Finding grant money through SRPEDD may be their best bet and a place to start. Mr. Cooper is hoping that this committee will find out what the people of Rehoboth really want. Mr. Bertozzi stated if the committee is a subcommittee of the Planning Board they will be subject to all the open meeting rules. Mr. Douglass proposed that check in's should be at the 2 month and 4 month mark. He feels it's important to limit the numbers of times that things are recorded publicly to prevent the creation of parallel distracting conversations. It is a fact finding expedition. He feels it's probably better to not have every single meeting televised. Mr. Bertozzi stated that will take some thought and he will think about that. Mr. Douglass asked for a vote of support to continue with the discussion. They have until the end of the year to really figure everything out. Mr. Cooper stated everyone seems generally supportive of the idea. The approach makes sense. Mr. Bertozzi stated he is not skeptical but feels professionals in the planning field know a lot more than they do and suggested that Mr. Douglass speak to Ms. Bradley. Mr. Douglass stated he will try to come to the next meeting. He will probably be attending every other meeting as he travels to Boston for work. The board had no questions for Mr. Douglass and thanked him for his input. There was no further discussion.

Minutes

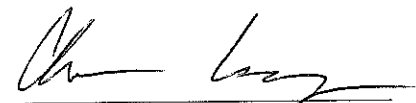
Invoices

1. Fuss & O'Neill – Eastwood Estates - \$2,483.23 –
Mr. Michael Costa motioned to submit payment to Fuss & O'Neill
Mr. William Costa Sr. seconded the motion. Motion passed.

Adjournment

Mr. William Costa Sr. motioned to adjourn at 8:15pm
Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman

Robert Moitozo, Vice-Chairman