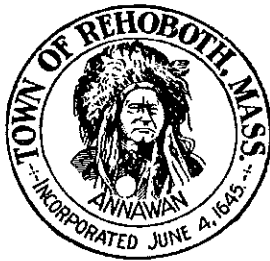


PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
(508) 252-6891 Telephone
(508) 252-5342 Facsimile



James Muri, Chairman
Edward Bertozzi, Vice Chair
John Moriarty, Clerk
Robert Moitozo
Tomas Ennis
Christopher Cooper
Stephen Brooks, Jr.

**Meeting Minutes
May 6, 2015
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

RECEIVED
16 JAN 25 AM 10:29
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: James Muri, Edward Bertozzi, Stephen Brooks Jr., Christopher Cooper, Tomas Ennis, John Scanlon, John Moriarty; Town Planner – Leeann Bradley

Absent: Robert Moitozo

Pledge at 7:00p.m.

Form A

1. The Pike Irrevocable Trust – 59 Pleasant St. – 15-06A – Mr. Otis Dyer was present on behalf of the applicant. He began by stating that he is not proposing any new lots. They want to enlarge the lots for the son and daughter.

Mr. Cooper motioned to endorse the Form A. Mr. Moriarty seconded the motion. Motion passed.

Public Hearings

Moonlight Estates – 14 Tremont Street – 15-01C – The applicant has asked for a continuance to June 18, 2015.

Mr. Cooper motioned to grant the continuance. Mr. Ennis seconded the motion. Motion passed.

Palmer River Dev. LLC – 231 Perryville Rd. – 14-01C, 14-01GWSP - Mr. Muri began by stating the deadline is May 7, 2015. Ms. Bradley contacted the applicant and his engineer asking if they would be attending tonight's meeting. At the time of the meeting she had not received a response. Ms. Bradley offered to check her email one last time at this point in the meeting to see if they have responded. A brief recess was taken. Ms. Bradley returned and stated she still had no response from the engineer or applicant. Mr. Muri strongly recommended denying the Form C and GWSP. Mr. Ennis motioned to wait until May 7th and ask the applicant to file for a continuance and if the applicant requests a continuance it should be granted for another month. Ms. Bradley stated she informed the engineer/applicant she needed it by today, May 6, 2015. Mr. Ennis stated if they do not request a continuance tomorrow the project should be denied. Ms. Bradley stated the Conservation Commission denied this same project for lack of information. She also informed the engineer/applicant that this would be the last time she reminded them to request a continuance. She has not heard from them since. Mr. Muri suggested that if they deny the project tonight and the applicant comes before them again with the same application they do not have to charge fees

again or go through the process of a brand new application. Mr. Brooks agreed with Mr. Muri. Mr. Ennis mentioned going forward making the deadline the day of the meeting. Ms. Bradley stated most extensions are for 30 days but that she could make it the day of the meeting. Ms. Bradley stated the engineer/applicant were supposed to be at the meeting tonight, but are not present. Fuss & O'Neill sent a report to Stevie Carvalho, the applicant's engineer, dated April 15, 2015 due to more changes by the applicant in the last week. Ms. Bradley stated she could generate and have a time waiver signed to be scanned/faxed/mailed to the engineer/applicant but if they do not sign it tomorrow, the project would be constructively approved. A decision must be made tonight.

Mr. Moriarty motioned to deny the Form C and GWSP. Mr. Cooper seconded the motion. Some additional discussion ensued to amend the motion to deny based on comments received by Fuss & O'Neill to Stevie Carvalho dated April 15, 2015.

Mr. Cooper motioned to amend the motion to deny the Form C and GWSP based on comments from Shawn Martin of Fuss & O'Neill who emailed the information to Stevie Carvalho of Thompson Farland dated April 15, 2015. This is due to disagreements with the town's review engineer and Stevie Carvalho regarding the HEC-RAS model for watershed mapping and Hydrocad analysis on the property. Items #1 through #7 were not adequately addressed and Mr. Cooper went through each item. Mr. Moriarty seconded the motion. Motion passed. All aye. Motion passed.

Mr. Muri stated that on the GWSP the engineer/applicant has not submitted the required data. Mr. Muri requested to further amend Mr. Cooper's amendment by stating that due to the aforementioned disagreement with the applicant and the Planning Board's engineer, the Planning Board finds that the subdivision does not meet the Form C acceptance criteria. Mr. Ennis seconded the motion. Motion passed. All aye. Motion passed.

Mr. Bertozzi motioned to deny the Form C and GWSP as amended. Mr. Brooks seconded the motion. Motion passed.

Mr. Muri requested a roll call vote on the Form C and GWSP. All aye. Motion passed.

Subdivision Rules and Regulations Amendments – 501.8 – Further Subdivision – Mr. Muri began by stating there was a question as to whether or not the general treasury collects some of the fees for solar projects. He recommends writing an article for the fall warrant to separate the Planning Board related portions of permits for solar projects. He would like it to indicate that any applications received by the Planning Board for solar projects go into the general fund. Exclude solar fees for now but don't change the printout. Mr. Muri suggested having a joint discussion with the Board of Selectmen regarding this issue and if they should do the same to capture fees. Mr. Ennis motioned to make the fees fee neutral and only charge for the town engineers. No second. Motion failed.

Mr. Bertozzi stressed the importance of working with the Board of Selectmen and maintaining a good working relationship with them. Mr. Muri went on to discuss aside from the fees, wetland Form A's, HDPE, change of offset jogs, lot dimension and shape factors. Mr. Muri will adapt the lot dimension to the subdivision regulations. He would like to have a vote on these issues at the next meeting.

New Business

Housing Production Plans – Review Draft - The state wants to encourage low income housing; however, Mr. Bertozzi feels Rehoboth is not well suited to encourage low income, high density developments. He has concerns regarding potential water issues, and we do not have public transportation. If the town complies with the state, and low income housing units are built, the town will eventually need a water system. Mr. Bertozzi stated a water distribution system could cost \$100/ft. if the shoulder is disturbed or \$150/ft. if one lane is disturbed and repaved. An estimated cost to install a water distribution system in Rehoboth would be approximately \$87M plus, for piping only in town for water. The annual maintenance cost would be approximately \$1M every year. Also, Mr. Bertozzi stated there are no jobs in Rehoboth. Why put low income housing here? If income levels for affordable housing are not that low, why bust up our zoning regulations? Mr. Muri stated the Master Plan spells out clearly what type of community we want Rehoboth to be. The words rural and aesthetic are mentioned numerous times in the Master Plan. Low income housing is diametrically opposed to what they want the town to be. Ms. Bradley stated Mr. Grant King wrote the Housing Production Plan and suggested having him attend the next Planning Board meeting. The board agreed. Mr. Muri feels any town should be what they prefer it to be, rural, city etc. He does not feel the state should dictate what each town should be. Mr. Bertozzi asked Ms. Bradley to contact the Town Planners in Weston and Lincoln and ask how they handled 40B's, or how they have managed to keep them away. Mr. Bertozzi asked town counsel to be contacted to ask how to ensure that if something goes wrong with water/sewer in 40B units, the town is not responsible and is not sued.

Mr. Bertozzi motioned to be authorized on behalf of the Planning Board to speak to town counsel regarding this issue. Mr. Cooper seconded the motion. Motion passed.

A representative from SRPEDD will be asked to attend the next meeting.

Mr. Muri brought up one last point stating that Somerset, Brockton and Swansea have significant water issues due to 40B housing and growth beyond their means. He does not want to see the same thing happen in Rehoboth.

2014 Annual Report – Mr. Muri stated there were some minor edits. He would like to add the revamping of fees so that the Planning Board is cost neutral to tax payers. Mr. Brooks mentioned a minor edit in the second paragraph to make it more readable.

Mr. Bertozzi motioned to approve the amended 2014 Annual Report. Mr. Cooper seconded the motion. Motion passed.

Old Business

Minutes

January 7, 2015 – Mr. Muri requested putting these minutes in the regular format.

December 3, 2014, December 17, 2014 and April 28, 2014, February 18, 2015 and January 7, 2015
Mr. Muri has reviewed the above minutes and made minor edits.

Mr. Cooper motioned to approve the aforementioned minutes. Mr. Ennis seconded the motion. Motion passed. Mr. Moriarty abstained from voting.

Invoices

The Sun Chronicle – legal notices – subdivision rules and regulations - \$150.66

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

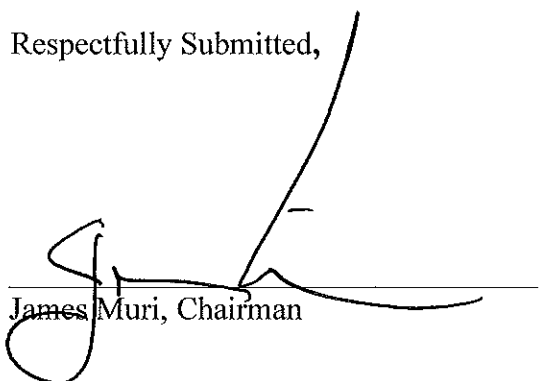
Fuss & O'Neill – Perryville Farm - \$414.00

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

Adjournment

Mr. Brooks motioned to adjourn at 8:55pm. Mr. Bertozzi seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman