

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 Sr.
Michael Costa
Michael Costello
Leeann Bradley – Town Planner

**Meeting Minutes
January 17, 2018
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

Present: Christopher Cooper, Tomas Ennis, Michael Costello, William Costa Sr.

Town Planner – Leeann Bradley

Absent: Edward Bertozzi, Robert Moitozo, Michael Costa

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

Form A

1. Moitozo – Holmes St. & Perryville Rd. – 18-01A – Mr. Bernie Parrotti RLS, was present on behalf of the applicant. He stated that parcel 2 is going to Lot 16B and will become a retreat lot. Parcel 1 will remain a buildable lot. Ms. Bradley noted the applicant had requested a waiver. Mr. William Costa motioned endorse the Form A and waive the fee. Mr. Costello seconded the motion. Motion passed.

Public Hearings

New Business

Old Business

1. Zoning Bylaw Recodification – Discussion – Mr. Michael O'Hern was present. Mr. Cooper summarized that one of the things the Planning Board could look at next was the Zoning Bylaw Recodification based on the fact that the Town of Rehoboth spent a significant amount of money having a consultant go through the bylaws and attempt to make changes to make it a more user friendly document. The board is interested in re-examining what they presented and having a discussion regarding the problems they had the last time they put it forward. Mr. Cooper added that Mr. O'Hern was an outspoken member who was against the passing of that bill. He asked Mr. O'Hern what his thoughts are on the Recodification Bylaw. Mr. O'Hern began by stating he is open to any suggestions and he is not automatically negative. He is concerned about protecting the interests of the individuals and the town. He is concerned with property rights of individuals. Mr. O'Hern stated the bylaws that were presented in 2014 were not, in his opinion, written by the townspeople. They were written by the sub-committee and an

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attorney. The attorney designed the presentation based on bylaws that he had created for communities in and around the Boston area. He feels the format was good but did not feel they served Rehoboth very well. He wants to know what kind of complaints they are receiving with the existing bylaw. Mr. Ennis's understanding was that bylaws were rewritten was re-organized. Mr. O'Hern feels there are substantial differences between the 2014 bylaw and the existing bylaw. Mr. Cooper stated the original idea was to clean up the document so it's easier to navigate. Mr. O'Hern still wants to know what the issue is before they can fix it. Ms. Bradley brought up home occupation as being contentious. Mr. O'Hern stated it has always been contentious but it can be corrected. Mr. Cooper added that the goal was to make the bylaws a more workable document for the end user. Mr. Costello added that interpretation is an issue. Mr. O'Hern feels some areas need to be improved. They discussed duplexes, condominiums and 40B's and the fact they cannot do much about those projects and that the state has jurisdiction. Mr. Cooper feels they should look at this again and go over the bylaw to produce a working document. Mr. O'Hern offered to make revisions to the existing bylaw. This matter will be discussed again on February 7, 2018. The Planning Board thanked Mr. O'Hern for his input.

Minutes

1. October 4, 2017

Mr. William Costa Sr. motioned to approve the above minutes.

Mr. Ennis seconded the motion. Motion passed.

Invoices

Adjournment

Mr. William Costa Sr. motioned to adjourn at 7:40pm

Mr. Costello seconded the motion. Motion passed.

Respectfully Submitted


Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman