

PLANNING BOARD
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Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Jake Kramer
Tish Vadnais
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

Meeting Minutes
July 15, 2020
Remote Meeting
7:00 PM

Present: Christopher Cooper, Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa Sr, Jake Kramer, Tish Vadnais, Lynne Ferreira, Associate Member, and Daniel Roach Town Planner.

Absent:

Mr. Cooper began the meeting with the Pledge of allegiance at 7:00p.m.

New Business

1. Reorganization of the Board

Mr. Kramer made a motion to nominate that the board stay the same.

Mr. Ennis seconded the motion. Roll call vote; all replied aye. Motion passes.

2. Close Escrow Accounts

* Sunpin Solar \$ 1482.74

* 117 County Street - \$4013.81

Mr. Costa made a motion to close the above-named escrow accounts.

Mr. Ennis seconded the motion. Roll call vote; all replied aye. Motion passes.

3. BETA Group – Potential Peer Reviewer

Mr. Chris Knowlin, Mr. Greg Luca, Mr. Matt Crowley, Mr. Stephen Borgotti, and Mr. Scott Ridder of BETA Group were present.

Mr. Knowlin gave an overview of BETA Group and what they are able to review for the town.

The board discussed with BETA Group their potential concerns being, screening review, conflict of interest, having a fee schedule provided, and having a person able to review projects on site.

Public Hearings

1. 90 Pond Street – Rehoboth Renewables – 19-01 Solar, 19-03 SPA, 19-04 GWSP

Mr. Steve Gioiosa of SiTec Engineering was present.

Mr. Gioiosa gave a brief update on where the project stands at this time.

Mr. Roach stated that he had reached out to the Fire Chief for his input on having to have an access road on the perimeter of the fence. This is something he is looking for. We can have the chief at our next meeting.

Mr. Cooper stated that this is not something we have had asked for in the prior. I would like the chief

explain his reason for it on this particular project.
Mr. Gioiosa stated that he would reach out to the Fire Chief.
Ms. Shannon Taylor was present.
Ms. Taylor asked if the pads that were talked about could be explained.
Mr. Gioiosa explained the pads.
Ms. Taylor asked if they would be visible from the street?
Mr. Gioiosa stated no. Gave a strong recommendation for BETA Group.

New Business

4. 297 Winthrop Street Solar Project - Discussion

Mr. Steve Gioiosa of SiTec Engineering was present.
Mr. Gioiosa presented proposed changes to the project. The applicant would like to install solar arrays in the detention basin.
The board discussed the request. They were concerned with the maintenance of the detention basin.
Mr. Gioiosa explained how the detention basin would be maintained.
The board would like this to be reviewed by the town engineer before they make a decision.

3. Planner Update

Mr. Roach gave the board an update on the Veader Estates subdivision that is due to come before them.

Mr. Roach stated that Mr. Bertozzi and himself had spoke to Town Counsel regarding 242 Anawan Street and if there needs to be a site plan review or not.
Mr. Bertozzi gave the board an update. Town Counsel's opinion is that a site plan review is needed.
Mr. Cooper stated that when Mr. Bertozzi spoke to the Board of Selectmen on behalf of the board, he had suggested that we speak to Town Counsel before issuing any licenses. This did not happen. Now we have a situation to deal with.
The board discussed send a letter to Town Counsel for review to be sent to the owner and applicant requesting that they follow the site plan review bylaw.
Mr. Bertozzi made a motion to have Town Counsel prepare a letter requesting the property owners comply with site plan bylaw.
Mr. Costa seconded the motion.
Under further discussion the board discussed if a letter should be sent to the owner to come to the next board's meeting. The board decided that a letter would be drafted and sent to Town Counsel for review.
Mr. Roach will reach out to the owner and ask them to attend the board's next meeting on August 5th. Mr. Roach will also reach out to the Zoning Enforcement Officer and ask him if he would like to join their next meeting.
Roll call vote; all replied aye. Motion passes.

Adjournment

Mr. Costa made a motion to adjourn at 8:20 pm
Mr. Kramer seconded the motion. Roll call vote – all replied aye. Motion passes.

Respectfully Submitted

Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman