

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.
Jake Kramer
Tish Vadnais

Meeting Minutes
June 20, 2018
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM

RECEIVED
18 SEP 20 PM 3:44
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: Robert Moitozo, Edward Bertozzi, William Costa Sr., Tish Vadnais

Absent: Jake Kramer, Christopher Cooper, Tomas Ennis

Mr. Moitozo began the meeting with the Pledge at 7:09p.m.

Form A

1. 158 Wheeler Street – Kusiak - 18-08A

Rachel Smith from Otis Dyers office on behalf of the applicant was Present.

Ms. Smith requested a continuance until July 11, 2018.

Ms. Bertozzi requested grant a continuance until July 11, 2018.

Mr. Costa seconded the motion.

Motion passes.

New Business

1. Ground Water Protection Map - Update

Mr. Bertozzi stated that SERPD would be coming to the next meeting to discuss the new proposed ground water protection district map. The proposed map is not completed yet.

Invoices

1. The Sun Chronicle – Legal notice - \$191.84

Mr. Costa moved to submit payment for the above invoices.

Ms. Vadnais seconded the motion. Motion passed.

2. Fuss & O’Neil – Antunes - \$949.00 & Reserve \$508.72

Mr. Costa moved to submit payment for the above invoice.

Ms. Vadnais seconded the motion. Motion passes.

Public Hearings

1. 469 Winthrop Street – Antunes – 18-01SPA, 18-01GWSP

Mr. Jeff Tallman was present from SiTEC Engineering on behalf of the applicant.

Mr. Tallman stated that the plan hasn't changed. He sent a letter to Fuss & O'Neil to clarify issues, only a few outstanding minor issues. There is no need for a filing with the Conservation Commission. He also stated that the project is not subject to Stormwater standards. He spoke in regards to the letter from Fuss & O'Neil dated June 20, 2018.

Mr. Bertozzi stated that in regards to the plan set; everything is resolved. Drainage report is not resolved. Comments aren't clear from Fuss & O'Neil that the drainage has issues and if they need to be resolved.

Mr. Tallman that there is no recharge on the property now and it still meets the standards.

Mr. Bertozzi stated that there wasn't an issue as far as he could tell.

Mr. Moitozo stated that he felt the same as Mr. Bertozzi.

Mr. Moitozo stated that there is a public water supply that is protected because the property next door is a restaurant and there is a 400' radius of protection.

Mr. Tallman stated he had only looked on the state website not the town website. He can document the water protection district in his report. The entire site does drain in the opposite direction.

Mr. Bertozzi spoke in regards to item number 6 from Fuss & O'Neil's report.

Mr. Tallman stated that calculations are based on surface area. He can document that in his report. Also calculated on a back to back 100-year storm. There would be run off. The calculations still meet the standards for peak rate mitigation.

Mr. Bertozzi spoke in regards to item number 9 from Fuss & O'Neil's report.

Mr. Tallman stated that it is not typical and not in the Conservation Commission's jurisdiction. Can be a stand-alone document.

Mr. Moitozo asked if there are restrooms in facilities in the front building.

Mr. Tallman stated no.

Mr. Moitozo stated that the front facility is just an open bay.

Mr. Tallman stated yes, just used for extra storage.

Mr. Moitozo stated the alarm for the tank needs to be in the occupied building, for overflow if alarm sounds no one will hear it.

Mr. Costa asked who would be responsible for the alarm.

Mr. Tallman stated the owner would be responsible.

Mr. Moitozo stated the alarm should be moved to another building.

Mr. Tallman stated that there may not be someone in any of the other buildings either.

Mr. Moitozo stated that there are offices.

Mr. Tallman stated the tank will be monitored. The alarm can be relocated by the owner. He can make it be on the outside of the building with flashing light.

Mr. Moitozo stated that the owner's phone number should be posted on a sign on the exterior of the building. He also stated that the building lay out on the last sheet of the plans that the doors are in a different location.

Mr. Tallman stated that the façade of the buildings was to be approved by the Planning Board prior to construction.

Mr. Moitozo stated that the landscaping buffer has a lot of trees not shown. The plan shows mature trees, most applicants only plant small trees. He is requesting the applicant plant over a 4-foot diameter. There is not much of a buffer to Route 44.

Mr. Tallman stated the arborvitaes can be at least 4 feet tall. Will show them on the plans.

Mr. Moitozo asked the rest of the board how they feel about the façade of the building.

Mr. Vadnais stated that the façade was discussed at a previous meeting with the engineer. It was to be kept country-like.

Mr. Bertozzi stated that a normal site plan approval included the approval of the façade of the building.

Mr. Moitozo stated that peaks could be incorporated into the façade of the building.

Mr. Bertozzi stated that the board would need to see what the building is going to look like before voting to approve the Site Plan.

Mr. Tallman stated he was looking to just move forward with the project, he felt that this process has been dragged out.

Ms. Vadnais stated that the façade of the building issue had already been brought up at a previous meeting.

Mr. Moitozo quoted the rules & regulations on green strips, size of plantings and lighting.

Mr. Tallman stated that he would have a larger caliper of trees planted.

Mr. Moitozo stated to have a landscape architect look at the plans.

Mr. Tallman asked if the board was going to vote on the Ground Water Special permit tonight.

Mr. Bertozzi referred back to the report from Fuss & O'Neil and stated that number 5, 6, and 9 still need to be resolved.

Mr. Tallman requested a continuance of the Special Permit Application and the Groundwater Special Permit until July 11, 2018.

Mr. Costa moved the grant a continuance until July 11, 2018.

Mr. Bertozzi seconded the motion. Motion passes.

Adjournment

Mr. Bertozzi motioned to adjourn at 9:12pm.

Mr. Costa seconded the motion. Motion passed.

Respectfully Submitted

Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman