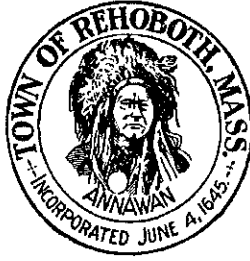


PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
(508) 252-6891 Telephone
(508) 252-5342 Facsimile



Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Jake Kramer
Tish Vadnais

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

Present: Christopher Cooper, Edward Bertozzi, Robert Moitozo, Tomas Ennis, William Costa Sr., Tish Vadnais, Jake Kramer, Office Administrator Stacy Vilao.

Absent:

Mr. Cooper began the meeting with the Pledge of allegiance at 7:01p.m.

Form A

1. 142 Anawan Street– Warner - 18-15A

Ms. Rachel Smith from Otis Dyers office was present.

Ms. Smith presented plans.

Mr. Moitozo stated that there is a building on the property on the back of the lot.

Ms. Smith stated that there was not a building on the property at the time of the survey

Mr. Moitozo stated that it is a large building, as big as the house on the property.

Mr. Bertozzi stated that the board would need to know what the building is. Also stated that you can not have an accessory use on the same premises if there is a Form A.

Ms. Vadnais stated that the property line could be moved to have the building on the same lot.

Ms. Smith stated that the applicant did not want to change the property lines.

Mr. Cooper asked if Ms. Smith can confirm what the building is.

Mr. Moitozo stated that the Form A can be withdrawn without prejudice, there would be no fee to resubmit the Form A.

Ms. Smith requested that the application be withdrawn without prejudice.

Ms. Vadnais made a motion to grant a withdrawal of the Form A, and that there would be no fee upon resubmittal.

Mr. Ennis seconded the motion. Motion passes.

Mr. Bertozzi stated that he would speak to Town Counsel in regards to the laws surrounding the building in question.

New Business

1. Bond Reduction / Tri Party Agreement– DuVally – Eastwood Estates Phase I

Mr. Ryan DuVally was present on behalf of himself.

Mr. DuVally stated that all the information needed had been submitted to Fuss & O'Neil. Fuss &

18 DEC 20 PM 1:41
CLERK

O'Neil agreed that all item on list marked as complete are in fact completed.

Mr. Ennis made a motion to reduce the bond/Tri part agreement on Fuss & O'Neil's recommendation.

Mr. Bertozzi seconded the motion. Motion passes.

2. Solar Questions – Chapman

Mr. Craig Chapman & Mr. Brentwood Chapman of 110 Homestead Ave were present.

The Chapman's had questions and concerns regarding solar farm going up in town. They had questions for the board regarding the solar by-laws, What zone the solar farms are allowed in.

The board answered their questions, and explained what can and can't be done in town as far as solar farms being built. The Chapman's were told they could make the solar by-laws stronger if they wanted to.

3. Cypress Creek – Decommissioning & Landscape Bonds

Ms. Vilao was requested to check with town counsel in regards to where the review of the above-named bonds stood.

4. Bond Reduction – Ferreira – The Preserve

Mr. Copper stated that there was a bond reduction signed at the last meeting, now there is new information from Fuss & O'Neil to change the amount that was voted on. Fuss & O'Neil suggested the board hold a bond in the amount of \$7000.00.

Mr. Ennis made a motion to reduce the bond to \$7000.00.

Mr. Kramer seconded the motion. Motion passes.

5. 2019 Schedule

Mr. Moitozo made a motion to accept the 2019 meeting schedule with edits.

Mr. Ennis seconded the motion. Motion passes.

6. 297 Winthrop Street – 61A – Recommendation

The board agreed that would not exercise their right of first refusal.

7. Search Committee – Town Planner / Conservation Agent

Mr. Cooper stated that the board had received a letter from the Board of Selectmen requesting a member of the board to be on the search committee to hire a new Town Planner/ Conservation Agent.

Ms. Vadnais nominated Mr. Cooper to the committee.

Mr. Bertozzi seconded the nomination.

8. Gas Moratorium

Mr. Copper spoke in regards to the moratorium that was placed on the town by the Board of Selectmen in regards to new natural gas hook ups.

The board discussed the above-named item.

Minutes

1. July 25, 2018

2. August 1, 2018

3. September 5, 2018

Mr. Ennis made a motion to approve the above-named minutes with edits.

Ms. Vadnais seconded the motion. Motion passes.

Invoices

1. Fuss & O'Neil - \$1278.58 – 117 County Street – Inv#0206098
2. Fuss & O'Neil - \$2256.50 – Eastwood Estates Phase II – Inv#0206096
3. Fuss & O'Neil - \$298.75 – Idlewood Estates – Inv#0206095
4. Fuss & O'Neil - \$381.00 – The Preserve – Inv#0206108
5. Fuss & O'Neil - \$508.00 – Cypress Creek – Inv#0206109

Mr. Costa made a motion to pay the above-named invoices.

Mr. Kramer seconded the motion. Motion passes.

New Business

1. Next Meeting Date

Mr. Cooper asked the board if they were going to be available for the meeting on November 21, 2018 due to the fact that it is the day before Thanksgiving.

The board discussed the matter and decided that if the applicant of 117 County Street was willing to continue the public hearing until December 5, 2018 that the meeting scheduled for November 21, 2018 could be cancelled.

Mr. Kramer made a motion to have the next meeting on December 5, 2018 contingent on the public hearing being continued until that date.

Ms. Vadnais seconded the motion. Motion passes.

Mr. Costa provided the board with information he received from the Bristol County Registry of Deeds regarding an application in front of the Conservation Commission. The applicant is Sunpin Solar. The project is located on Pleasant Street.

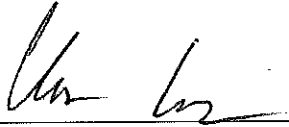
The board discussed, senior housing, an article in the Rehoboth Reporter, and how the retreat lot by-law was written.

Adjournment

Mr. Kramer motioned to adjourn at 9:03pm

Mr. Bertozzi seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman

Robert Moitozo, Vice-Chairman