

## PLANNING BOARD

148 Peck Street

Rehoboth, MA 02769

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REHOBOTH, MA

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

**Meeting Minutes**  
**June 3, 2015**  
**Town Offices**  
**148 Peck Street**  
**Rehoboth, MA 02769**  
**7:00 PM**

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

Absent: John Moriarty

Pledge at 7:00p.m.

**Form A**

Miranda – 141 Plain St. – 15-08A – Mr. Rob Davis from Insite Engineering was present on behalf of the applicant. He began by stating the applicant is proposing two retreat lots with a 60,000 s.f. existing lot with an existing house. The abutter, Laurino, has in excess of 50' of frontage. There is a shed on blocks that will be moved. Wetlands to the rear of the two retreat lots have been flagged. Mr. Cooper motioned to endorse the Form A plan. Mr. Moitozo seconded the motion. Motion passed.

**Public Hearings**

Kearsarge Rehoboth LLC – 128 Bay State Rd. – 15-01Solar, 15-02GWSP, 15-02SPA – This matter will be continued to the next meeting on June 17, 2015. Mr. Moitozo stated the gate is down and members of the board can take a look at the proximity to other properties. Mr. Brooks went to the site and noted the other properties are not very visible. Ms. Bradley stated an Riverfront Alternative Analysis was completed and it was determined that the project needed to be scaled down by 1/3.

**New Business**

Bob Pettey – Reposa Estates discussion – Mr. Bob Pettey was present. He began by stating the subdivision on Pine St. was approved in 2006 but never constructed. Mr. Pettey believes, due to high taxes, the property went back to one lot. He is wondering if the Planning Board would reconsider changing it back to an 11 lot subdivision. Mr. Muri stated that there have been subdivision regulation changes since 2006. The applicant would have to refile a new Form C application and meet the new subdivision regulations for approval. Mr. Moitozo noted drainage will need to be redone and Lot 11 may be an issue due to the shape. The distance between

roadways is okay. Mr. Petty will use Insite Engineering as they did for the original plans. Mr. Muri suggested filing a Form B to save some money in fees when he files the Form C at some time in the future.

#### Old Business

Moonlight Estates – The Board signed the Certificate of Approval and Form F – Covenant.

Housing Production Plan – Mr. Bertozzi has been working on this project and began by stating the 40B proposed project on Bliss St. will not have a public water supply. It will have separate septic and wells, no treatment plant. The developer took the project to Housing Appeals Court for the 40B. A building permit cannot be issued unless there is an adequate water supply. He wonders who makes that determination. Mr. Bertozzi will inform Grant King at SRPEDD the plan needs more study due to major water supply issues. The sign off on the Housing Production Plan needs to be done this month. Mr. Bertozzi and Mr. Muri will meet with Grant King and go over the language of the plan. Mr. Muri has many concerns regarding the language. Mr. Cooper motioned to authorize Mr. Muri and Mr. Bertozzi to meet with Grant King regarding the language contained in the Housing Production Plan. Mr. Brooks seconded the motion. Motion passed.

#### Minutes

1. May 21, 2014

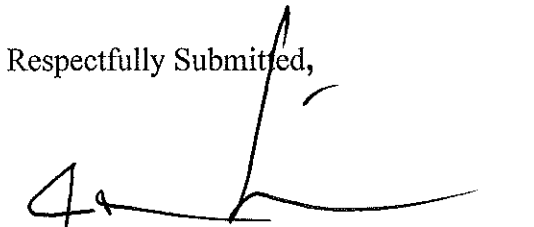
2. June 18, 2014

This will be addressed at the next meeting.

#### Adjournment

Mr. Bertozzi motioned to adjourn at 8:00 p.m. Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,



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James Muri, Chairman