

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
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

19 SEP 20 AM 10:37
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

**Meeting Minutes
August 21, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

Present: Christopher Cooper, Robert Moitozo, Edward Bertozzi, Tomas Ennis, Jake Kramer, Tish Vadnais, and Daniel Roach Town Planner.

Absent: William Costa Sr, Lynne Ferreira, Associate Member

Mr. Moitozo began the meeting with the Pledge of allegiance at 7:06p.m.

Form A

1. Winthrop Street & Blanding Road – Baasch – 19-09A

Mr. Brain Dunn of MBL Development was present on behalf of the applicant.

Mr. Dunn presented plans.

Ms. Vadnais asked what kind of farming would be taking place on the property?

Mr. Dunn replied horses, other animals, and mowing of fields.

Mr. Bertozzi asked if there is a driveway for lot 2?

Mr. Dunn replied yes, the driveway goes out to route 44.

Mr. Bertozzi asked if the existing lot is a pre-existing non-conforming lot?

Mr. Dunn replied yes, but we are not making it more non-conforming.

Mr. Bertozzi asked if they considered making it a retreat lot?

Mr. Dunn replied no, because its frontage is existing.

Mr. Ennis made a motion to endorse the plan.

Mr. Kramer seconded the motion. Motion passes.

Public Hearings

1.7 Park Street – DuVally – 19-03GWSP & 19-02 SPA

Mr. Rob Davis of InSite Engineering was present on behalf of the applicant.

Mr. Ryan DuVally owner of the property was present on behalf of himself.

Mr. Davis gave the board an update based on comments from Fuss & O'Neil.

Mr. Eric Gobin of 15 Park Street was present.

Mr. Gobin asked questions and voiced his concerns from a letter previously read into the record at the August 7, 2019 meeting.

Mr. Davis and Mr. DuVally responded to Mr. Gobin's questions and concerns.

Form B

1. 28 Smith Street – Provost – 19-02B

Mr. Peter Lavoie of Landmark Site Development was present.

Mr. Lavoie presented plans.

There was discussion in regards to low impact development for stormwater management.

There was discussion in regards to the number of lots and their size on a dead-end street. These are details that should be on the plan.

Public Hearings

2. Behind 11 Linden Lane – Ferreira Jr. – 19-02C

Mr. Rob Davis of InSite Engineering was present.

Mr. John Ferreira Jr. of Starr Realty was present.

Mr. Davis & Mr. Ferreira presented plans.

Mr. Cooper asked if the Gravel Committee had any comments regarding the project?

Mr. Davis replied that the Gravel Committee accepted the plans with conditions.

Mr. Ennis made a motion to send the project to Fuss & O'Neil for peer review.

Ms. Vadnais seconded the motion. Motion passes.

Mr. Bertozzi asked questions in regards to the stormwater management system.

Mr. Davis explained the system further.

3. By-law Changes – GWPD, Tree Cutting & Retention Ponds

Mr. Brian Winner an attorney from Mead, Talerman, & Costa, Town Counsel, was present.

Attorney Winner addressed the proposed by-law changes. Explained areas that may need to be reworded to be clearer.

There was discussion in regards to prohibitions and exemptions within the by-law and the intent of the proposed by-law.

Mr. Ted Ballard of the Water Commission was present.

Mr. Ballard explained the GWPDs creation process.

New Business

1. Conservation Commission Meeting 9/3/19 - Discussion

Mr. Cooper explained to the board that he had been contacted by the Chairman of the Conservation Commission Mr. Bob Materne. Mr. Materne asked if a member of the board could attend the commissions meeting on September 3, 2019 to provide an update in regards to the new proposed Subdivision Rules and Regulations.

Mr. Kramer stated that he would attend.

2. 582 Winthrop Street - Geisser - Discussion

Mr. Roach explained a potential issue at the property listed above. The board had previously approved the Site Plan.

Ms. Vadnais made a motion that the town's Zoning Enforcement Officer should be contacted.

Mr. Ennis seconded the motion. Motion passes.

Minutes

1. August 7, 2019

Mr. Kramer made a motion to approve the above-mentioned minutes.

Ms. Vadnais seconded the motion. Motion passes.

Invoices

1. Sun Chronicle - \$288.00 – By-law Public Hearing Legal Notice

2. Fuss & O'Neil - \$2601.53 – Eastwood Phase II
3. Fuss & O'Neil - \$3664.85 – Trinity Estates
4. Bristol County Print Shop - \$18.00 – Stacy's Business Cards
5. W. B. Mason - \$11.26 – Office Supplies

Mr. Kramer made a motion to pay the above-mentioned invoices.

Ms. Vadnais seconded the motion. Motion passes.

Adjournment

Ms. Vadnais made a motion to adjourn at 9:56 pm

Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman

Robert Moitozo, Vice-Chairman