

PLANNING BOARD  
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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  
Daniel Roach, Town Planner

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**Meeting Minutes  
February 6, 2019  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

Present: Christopher Cooper, Robert Moitozo, Tomas Ennis, William Costa Sr, Daniel Roach  
Town Planner.

Absent: Edward Bertozzi, Tish Vadnais, Jake Kramer.

Mr. Cooper began the meeting with the Pledge of allegiance at 7:02p.m.

**Form A**

**1. Blanding Road – 19-01A - Baasch**

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

Mr. Dunn presented plans.

Mr. Moitozo discussed the distance of the shed to the boundary of the property. He had no other concerns, except maybe the wetlands.

Mr. Dunn stated that lots 2, 3 and 4 are being combined.

Mr. Moitozo made a motion to endorse the plans.

Mr. Costa seconded the motion. Motion passes.

**Invoices**

**1. Fuss & O'Neil - \$944.90 – Eastwood Estates**

**2. Fuss & O'Neil - \$1023.00 – 149 Pleasant Street**

**3. WB Mason – \$4.42 – Office Supplies**

Mr. Ennis made a motion to pay the above-named invoice.

Mr. Costa seconded the motion. Motion passes.

**New Business**

**2. Cypress Creek – Plan Amendment**

Mr. Daniel Band and Mr. Tim O'Neil of Cypress Creek Renewables were present.

Mr. Band presented revised driveway plans.

Mr. Cooper stated that poles would be ok to install, as long as they can't be seen from the road.

Mr. Ennis stated that the solar panel could potential be moved to provide for underground utilities.

Mr. Moitozo stated that there is an issue with the clustering of poles near the road.

Mr. O'Neil provided reasons why the poles made more sense for this project, it would be safer for the wetlands and have a smaller area of disturbance.

Mr. Moitozo proposed moving the poles back 50 feet.

Mr. Cooper agreed with moving the poles back 50 feet.

Mr. Band stated that National Grid stated that because the poles belong to them, they wanted them closer to the road.

Mr. Moitozo stated that the first pole could be move to where the second pole is.

Mr. Cooper request Mr. Roach or Ms. Vilao to reach out to National Grid to get their regulations about poles.

Mr. Costa made a motion to have National Grid to come to a meeting and discuss their pole regulations.

Mr. Ennis seconded the motion. Motion passes.

## **Public Hearing**

### **1. 149 Pleasant Street – 18-02 Solar, 18-03 GWSP**

Mr. Steven Borgatti and Mr. Scott Ritter of BETA Group were present.

Mr. Borgatti presented revised plans.

Mr. Cooper stated that if the property was sold to new owners, they may have an issue with lack of screening.

Mr. Ritter showed visualizations regarding the screening. Stated that screening has been increased, the size of the evergreens along Pleasant Street, increasing shrubs, using native trees and shrubs, the trees and shrubs that were proposed are drought resistant, low maintenance species and will be layered. On the North side of the property there is a large 8-foot berm with larger plant material proposed.

Mr. Costa asked were the cross sections were taken.

Mr. Ritter replied from the vantage points of the abutting homes.

Mr. Cooper asked is the visualization what the property will look like on day 1?

Mr. Ritter replied yes.

Mr. Costa asked if the existing trees on the property going to be used?

Mr. Ritter replied yes.

Mr. Moitozo asked if the trees and shrubs are going to be overlapping?

Mr. Ritter replied yes.

Mr. Cooper asked if the applicant would put up screening before the development started?

Mr. Borgatti stated the applicant would consider that.

Mr. Ennis agreed with Mr. Cooper that screening should be in place before development starts.

Ms. Lynn Gately of 36 Columbine Road was present.

Ms. Gately stated that you can see most of the golf course from her property.

Ms. Carol Pray of 33 Columbine Road was present.

Ms. Pray stated that in the winter she can see the entire golf course. She wants assurance that the plantings will be maintained.

Mr. Cooper stated that the bylaws state that solar arrays cannot be viewed by abutters.

Mr. Cooper stated that his initial thought is that fencing is considered part of the solar instillation. The board is going to contact Town Counsel in regards to this. Requested that plans are mailed to the office.

Mr. Kyle Travers of 37 Columbine Road was present.

Mr. Travers stated that he was unsure if the height of the plants and the berms will provide screening. He asked for clarification on the height of the trees and the berms not just the ranges. He is concerned about the care of the trees and the follow through on that as well.

Mr. Cooper explained that the applicant has to provide a bond for the maintenance of the planting

and if they need to be replaced, they can be.

Ms. Kelly McClain daughter of the golf course owner was present.

Ms. McClain stated that the owners have been stewards of the land. They didn't want to develop the land into a subdivision.

Mr. Costa made a motion to grant a continuance until March 3, 2019.

Mr. Ennis seconded the motion. Motion passes.

2. 117 County Street – 18-01 Solar, 18-02 GWSP, 18-02 SPA

The applicant was not present, they had requested a continuance at a previous meeting.

Abutters in the audience stated that there is a for sale sign on the property.

3. 582 Winthrop Street – Geisser – 18-03 GWSP

Mr. Cooper stated that the applicant was not present, had request a continuance.

Mr. Ennis asked what the email that was sent by Ms. Vilao regarding Mass DOT being involved with this application.

Mr. Moitozo stated that the state controls the highway, route 44, and can question things that effect traffic patterns and flow, etc.

3. Microbrewery – Issue

Mr. Cooper stated that he had received a letter from the Town Clerk regarding the Microbrewery and Microdistillery by-law that was passed at town meeting. There was an administrative issue and it will need to be placed on the upcoming warrant articles for town meeting.

4. Zoning By-Law – Update

Mr. Costa stated that he is still in the process of updating the bylaws. He is making minor changes and clarification. He will send out his comments.

5. Clearcutting – Sub Divisions

Mr. Cooper stated that he has been in contact with Mr. Materne chairman of the Conservation Commission in regards to clear cutting on sub-divisions. Something should go into the bylaws to change the way it is handled in the future.

The board agreed to place this on the agenda for February 20, 2019.

**Adjournment**

Mr. Costa motioned to adjourn at 8:55 pm

Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted

  
Christopher Cooper, Chairman

  
Robert Moitozo, Vice-Chairman