

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  
Daniel Roach, Town Planner

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**Meeting Minutes  
February 20, 2019  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

Present: Robert Moitozo, Tomas Ennis, William Costa Sr, Tish Vadnais, Jake Kramer and Daniel Roach Town Planner.

Absent: Christopher Cooper and Edward Bertozzi.

Mr. Moitozo began the meeting with the Pledge of allegiance at 7:04p.m.

**New Business**

**1. Fuss & O'Neil – On -call Contract**

Mr. Moitozo briefly explained the on-call contract.

Mr. Ennis asked if bids go out.

Ms. Vadnais asked question about the cost of the contract.

Mr. Moitozo states that costs of the engineer would go to the applicant, not the town.

Mr. Kramer stated that it should be put out and advertised.

Mr. Ennis asked Mr. Roach to find out how much was spent on engineering services for the past 3 fiscal years.

**2. FY2020 Budget**

Mr. Kramer stated that the budget is due soon.

Mr. Ennis asked if bids have to go out.

Mr. Moitozo had a question in regards to the vehicle expense line being \$0.00.

Mr. Kramer explained that there is now a town vehicle that Mr. Roach can use.

Mr. Moitozo asked why the professional and technical line was so low.

Ms. Vadnais asked if the part time salary was for Ms. Vilao the office administrator.

Mr. Ennis replied that Ms. Vilao is paid part time by Conservation Commission, Highway Department, and Planning Board.

Ms. Vadnais asked about line 4 and 10. The lines should be double or triple the amount.

Mr. Moitozo stated that education should be at least \$1500.00.

Mr. Ennis made a motion to make the education budget line \$1500.00

Mr. Costa seconded the motion. Motion passes.

Upon further discussion the board spoke in regards to the what the professional and technical line is for.

Mr. Costa made a motion to keep professional and technical line the same.

Ms. Vadnais seconded the motion. Motion passes.

Mr. Moitozo stated that the office supply line has been reduced to \$350.00 from \$500.00. The office is funded by both conservation and planning.

Mr. Costa made a motion to approve the FY2020 budget with changes.

Ms. Vadnais seconded the motion. Motion passes.

## **Public Hearing**

### **1. 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.

Brianne Beagan of 113 County Street was present.

Ms. Beagan gave the board visuals of various views of the project from her property.

Ms. Vadnais asked if Francis Farm is visual in the spring and summer.

Ms. Beagan stated that she wasn't sure, she had never checked before.

Ms. Vadnais asked if 117 County Street was still for sale.

Ms. Beagan replied yes.

### **2. 582 Winthrop Street – Geisser – 18-03 SPA**

Mr. Dennis Geisser of 582 Winthrop Street was present on behalf of himself.

Mr. Geisser wants to put fencing up around the proposed parking area.

Mr. Moitozo read the letter the board received from Mr. McDonough, the towns Building Inspector.

Ms. Vadnais asked in the Conservation Commission had given the ok for the project.

Mr. Roach replied yes, there was a Negative 3 determination given.

Ms. Vadnais asked about the fencing.

Mr. Geisser stated that it is on the plans.

Mr. Moitozo stated that the fence will not look bad, it is set back off the road.

Mr. Kramer made a motion to close the public hearing.

Mr. Ennis seconded the motion. Motion passes.

Mr. Ennis made a motion to approve the Special Permit.

Mr. Kramer seconded the motion. 4 voted yes, one opposed

### **3. 462 Winthrop Street – 19-01 SPA**

Mr. Emanuel Pacheco of Gorodetsky Engineering was present on behalf of the applicant.

Mr. Pacheco presented plans.

Mr. Moitozo asked if the applicant had seen the letters from the Board of Health and the Conservation Commission?

Mr. Pacheco stated they had not.

Mr. Moitozo explained what the letters stated.

Mr. Pacheco stated he would look into any issues that another board or commission may have.

Mr. Moitozo asked if there is any proposed lighting or signage?

Mr. Pacheco stated there were none proposed.

There was discussion if the proposed project is in the Groundwater Protection District.

Mr. Moitozo explained that any new construction in the GWPD needs to file for a GWSP. Then explained the restrictions.

Ms. Vadnais stated that there are other things that need to be addressed before a decision can be made.

Mr. Moitozo agreed that there needs to be more explanation given.

#### 4. Behind 151 Plain Street – 19-01C, 19-01 GWSP

Mr. Ennis made a motion to open the public hearing.

Mr. Kramer seconded the motion. Motion passes.

Ms. Suanne Santos from InSite Engineering was present on behalf of the applicant.

Ms. Santos presented plans.

Mr. Kramer had questions in regards to the bioretention pond. He had never seen this type of design before.

Ms. Santos explained how the pond works and the different parts of it.

Ms. Vadnais asked if this type of pond had ever been used in Rehoboth before.

Ms. Santos replied not that she knows of.

Mr. Moitozo asked what the regular maintenance would be, because the town would have to do it.

Once the street is accepted.

Ms. Santos stated that regular mowing, and plants would grow into the filter units and add additional filtration.

Ms. Costa asked the depth of the water table.

Ms. Santos stated that the water table varies, it is closest to the surface near the wetlands, but all construction is proposed where it is the furthest away from the surface, they used deep water test holes.

Mr. Moitozo stated he had issues with the fact that there needs to be 2 acres of contiguous upland and some of the lots don't have that. Also stated that no further subdivision will be permitted.

Ms. Santos stated that those things can be added to new plans.

Mr. Moitozo stated that the plans need to be signed by a land surveyor.

Ms. Santos replied that they would be.

Ms. Rachel Smith from the Agricultural Committee was present.

Mr. Arthur Pierce owner an abutting property was present.

Ms. Smith stated that there should still be access to the back land legally, it is a deeded right of way.

Mr. Pierce wants to maintain access.

Mr. Moitozo stated that the owner is open to adding an easement.

Mr. Krisna Prachanronarong of 157 Plain Street was present.

Mr. Prachanronarong stated he was concerned with water coming onto his property.

Ms. Santos stated that due to elevations, all water should go away from 157 Plain Street.

Mr. Moitozo asked who did the elevation map.

Ms. Santos stated that it had been done by a professional company, not Google maps.

Mr. Moitozo stated that the well head protection area of Horton Farm development runs through the back of lots 1, 2, and 3, but is outside the limit of work.

Mr. Kramer made a motion to have Fuss & O'Neil review the plans.

Mr. Ennis seconded the motion. Motion passes.

### **New Business**

#### 3. 2018 Annual Report

Mr. Moitozo stated that the excel box that contains all the yearly totals needs to be formatted to fit all on one page.

Ms. Vadnais made a motion to submit the annual report with edits.

Mr. Kramer seconded the motion. Motion passes.

### **Minutes**

1. January 23, 2019

Ms. Vadnais made a motion to approve the above-mentioned minutes.

Mr. Ennis seconded the motion. Motion passes.

2. February 6, 2019

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

Mr. Ennis seconded the motion. Motion passes.

**Invoices**

1. WB Mason – \$3.91 – Office Supplies

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

Mr. Costa seconded the motion. Motion passes.

**Adjournment**

Mr. Kramer motioned to adjourn at 9:23 pm

Ms. Vadnais seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman

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Robert Moitozo, Vice-Chairman