

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
Daniel Roach, Town Planner

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

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

Absent:

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

Form A

1. 353 Smith Street – Handy 19-02A

Mr. Bryon Andrews from ASE Engineering was present on behalf of the applicant.

Mr. Andrews presented plans.

Mr. Moitozo asked about whether the town line was correct.

Mr. Andrews stated he used the most updated maps and markers.

Mr. Moitozo asked if the buildings depicted were already there.

Mr. Andrews replied yes, the small building on lot 2 is being razed.

Mr. Cooper stated it is just defining 2 non buildable lots, and redrawing lot lines.

Mr. Moitozo stated there maybe 4 lots, 2 in Attleboro and 2 in Rehoboth.

Mr. Bertozzi stated no, it is one lot that is now being split into 2 lots. Also had questions if lot 2 meets Rehoboth standards.

Mr. Andrews stated that the lot was created under Attleboro standards.

Mr. Ennis stated there was a similar lot that was approved, in both towns and area in both towns added together met requirements.

Ms. Vadnais asked where the driveway was located.

Mr. Ennis replied that the driveway comes out towards the south.

Mr. Bertozzi stated that the lot cannot be non-buildable because a corner of the home is in Rehoboth.

Mr. Moitozo stated that the frontage is less than Rehoboth standards.

Mr. Bertozzi stated the applicant should get a variance.

Mr. Ennis made suggestions on how to make the lot potentially conforming to Rehoboth standards.

Mr. Andrews requested to withdraw the application without prejudice.

Mr. Costa made a motion to withdraw the application without prejudice.

Mr. Bertozzi seconded the motion. Motion passes.

Public Hearings

1. 117 County Street – 18-01 Solar, 18-02 GWSP, 18-02 SPA

Mr. Costa recused himself.

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

Ms. Vadnais seconded the motion. Motion passes.

2. 149 Pleasant Street – 18-02 Solar, 18-03 GWSP

Mr. Chris Nolan from BETA Group was present on behalf of the applicant.

Mr. Nolan presented plans.

Ms. Vadnais had concerns in regards to proposed screening and it actually being able to screen the abutting properties.

Mr. Nolan stated that the screening is appropriate, but is open to suggestions. The applicant wants to do this right the first time.

Mr. Costa asked if any trees from the property will be relocated for screening.

Mr. Nolan replied that trees under 40 feet and large trees in the middle of the golf course will be relocated.

Mr. Cooper asked what size the trees are roughly, they would need to be able to screen across the street.

Mr. Nolan replied that there would be a higher berm and higher trees used to screen across the street.

Mr. Kramer gave specific suggestions to maximize screening and make sure the property stays screened.

Mr. Moitozo stated that the screening needs to put in place first, then the panels.

Ms. Vadnais agrees that the berm needs to be larger and it is necessary to have the screening installed first.

Mr. Nolan had questions regarding fencing and if it considered part of the installation. Is the fencing considered part of the 50-foot set back? Also stated that screening will cover the fence.

Mr. Bertozzi stated that the board should stick to the by-laws.

Mr. Cooper stated that the applicant should come back with revised plans so the board can make an accurate decision.

Ms. Sara Huber of 95 Hillside Ave was present.

Ms. Huber stated that she was in favor of the project because it is going on a golf course where trees are already taken down, so there is no extra impact on the local trees.

Ms. Dawn Fretis was present.

Ms. Fretis read a letter in favor of the project. She read a letter supporting solar in Rehoboth.

Mr. Cooper reminded the public that the board is in place to enforce the by-laws.

Mr. Bertozzi stated he wants to make sure that the visuals are of high quality.

Mr. Nolan stated that he would make sure that the visuals are done accurately and of high quality.

Mr. Kyle Travers of 37 Columbine Road was present.

Mr. Travers had concerns that he would be able to see the panels, and that the screening will actually go in first.

Mr. Cooper stated that there will be site visits to the property to approve the screening and at the next meeting there will be increased screening.

Mr. Chris Depaulo representing Kyle Travers was present.

Mr. Depaulo stated he would like to see the fence 50 feet from Mr. Travers lot lines.

3. 462 Winthrop Street – 19-01 SPA

Mr. Mike Costa was present on behalf of himself.

Mr. Costa presented plans.

Mr. Cooper stated that the project is in the GWPD, filing could be waived if there are no impacts determined. If there is no change to the impervious surface.

Mr. Moitozo stated that more information needs to be added to the plans: dry well, septic, wetlands, ect.

Mr. Costa stated that he would have more information added to the plans. He asked if the project could be approved with the information to be added?

Mr. Cooper stated not without updated plans.

Mr. Bertozzi asked if abutters were notified?

Mr. Costa replied yes.

Mr. Cooper stated that the applicant has until April 24, 2019 to get revised plans to the board.

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

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

Mr. Davis presented plans.

Mr. Davis stated that the application and plans are with Fuss & O'Neil for review.

Ms. Vadnais asked if the right of way was depicted on the plans yet?

Mr. Davis replied that the right of way will be placed on revised plans once the peer review is completed.

Mr. Moitozo asked if the plans have been stamped by a land surveyor? Also, what was surveyed?

Mr. Davis replied that the updated plans will be stamped by a surveyor.

Mr. Vadnais had concerns about drainage area maintenance.

Mr. Davis stated that the town would have access to the drainage area through an easement, if the owner doesn't take care of it.

Mr. Ennis stated that mowing over the retention pond would be ok, continually adding mulch would be a concern.

Mr. Davis stated that mowing would not be an issue.

Mr. Moitozo had a concern in regards to the maintenance schedule of the retention pond.

Mr. Davis stated that a maintenance plan was submitted and is above the required standards.

Ms. Vadnais asked if the northern lots were in the well head protection district of Horton Estates?

Mr. Davis stated that the well head protection district will be added to the revised plans.

Mr. Costa stated that the well head protection area is large due to the number of people using it.

Mr. Davis addressed the lot sizes and upland area, how it affects parcel #5 and #6. He pointed out a potential error in the subdivision rules.

Mr. Cooper agreed that the subdivision rules could be incorrect.

Mr. Moitozo agreed that the subdivision laws look flipped.

Mr. Cooper stated that a discussion of these issues needs to be happen and be placed on the next agenda.

New Business

1. Eastwood Estates – Abutter Concerns – Discussion

Mr. Roach present the abutters concerns in regards to the northern lot line being reinforced and the

timing of the reinforcement.

Mr. Ryan DuVally was present.

Mr. DuVally stated that the work had been started before the snow came.

The abutter had concerns regarding the process being expedited so that reinforcement is done at the proper time.

2. 164 Winthrop Street – Discussion

Mr. Tad Marks of 164 Winthrop Street was present.

Mr. Marks presented his desire to open an automotive repair shop at the above-named address.

Ms. Vadnais asked what type of work would be done and were there going to be oil changes?

Mr. Marks replied that he would not be doing oil changes.

Mr. Bertozzi explained the zoning by-laws, asked if the address is in the GWPD.

Mr. Marks stated that he didn't know.

The Board looked at maps and came to the conclusion that the property is in the GWPD.

Mr. Bertozzi explained that there can't be storage of certain chemicals and compounds on site in the GWPD.

Mr. Marks stated that he had already built the garage and put money into it. He asked what he should do?

Mr. Bertozzi stated Mr. Marks should file a special permit and a GWSP.

3. Microbrewery & Microdistillery – By-law Amendment

Mr. Cooper stated that he had no comment if the size remained the same. He had a safety concern about the increase capacity of the distillery, explained that ethanol is a very dangerous chemical and that the distillery could not store more than 1000 gallons on site.

Mr. Ennis also had concerns with the safety in regards to the increased size of the distillery.

The board had no comment in regards to the microbrewery size.

4. Associate Member - Discussion

Ms. Vadnais stated that there has not been an Associate Member on the board in a long time. She suggested Ms. Lynne Ferreira.

Ms. Lynne Ferreira was present.

Ms. Ferreira spoke in regards to her background and education.

Ms. Vadnais made a motion to nominate Ms. Ferreira, with no conflict of interest with Mr. Costa on the board, as an associate member.

Mr. Bertozzi seconded the motion, and asked why she wanted to be on the board.

Ms. Ferreira stated that she enjoys coming to the meetings and discussing planning.

Motion passes.

Ms. Ferreira presented an idea of electronic plans.

Minutes

1. February 20, 2019

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

Mr. Costa seconded the motion. Motion passes.

Invoices

1. Rollables - \$203.05 – Plan Storage

2. W.B. Mason - \$69.79 – Office Supplies

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

Ms. Vadnais seconded the motion. Motion passes.

New Business

5. Clear Cutting – Discussion

Mr. Moitozo stated that there should be a discussion about a tree policy for subdivisions.

Mr. Roach stated that the Conservation Commission is coming to the Planning Board meeting on March 20, 2019. They would like to speak in regards to a tree policy as well.

6. Summer Street – Solar Project

Mr. Bertozzi discussed potentially cutting off the panels to the grids so they would stop producing power. The company has gone bankrupt, there are legal issues.

Ms. Vadnais stated that the board should ask town counsel about a by-law wording to avoid this from happening again. Asked what should be done with this project moving forward.

Adjournment


Mr. Costa made a motioned to adjourn at 9:49 pm

Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman



Robert Moitozo, Vice-Chairman