

PLANNING BOARD
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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

**Meeting Minutes
August 5, 2020
Remote Meeting
7:00 PM**

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

Absent: Jake Kramer, Lynne Ferreira, Associate Member.

Mr. Cooper began the meeting with the Pledge of allegiance at 7:00p.m.

Form A

1. Potenza – 21 Summer Street – 20-08A

Ms. Rachel Smith from Otis Dyer's office was present.

Ms. Smith presented plans.

The board discussed, shared driveways, frontage, and a concern of whether or not to consider it usable frontage on a lot if the frontage sits on wetlands. The board agreed to ask Town Counsel for clarification. Mr. Costa made a motion to delay the review of the above-named Form A until the board hears back from Town Counsel.

Mr. Bertozzi seconded the motion. Roll call vote; all replied aye. Motion passes.

2. Graustein – 234 Tremont Street – 20-09A

Ms. Rachel Smith from Otis Dyer's office was present.

Ms. Smith presented plans.

The board had the same concern with this Form A as the Form A presented for 21 Summer Street and usable frontage.

Mr. Bertozzi made a motion to submit this plan to Town Counsel with the plan for 21 Summer Street.

Mr. Ennis seconded the motion. Roll call vote; all replied aye. Motion passes.

Mr. Bertozzi stated that what the board wants to know from Town Counsel is if the two-car rule is a rule to follow or can we come up with something stricter or just forget about the wetlands completely? What should we do? What's the best rule of thumb?

Public Hearings

1. 90 Pond Street – Rehoboth Renewables – 19-01 Solar, 19-03 SPA, 19-04 GWSP

Mr. Roach stated that the applicant is still working with the Fire Chief regarding the road around the perimeter of the fence.

2. 180 Pleasant Street – Pleasant Investments – 20-01C

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

Mr. Cooper stated that the board allowed the applicant to start the peer review with Fuss & O'Neil prior to the public hearing at their own risk.

The board discussed with Mr. Davis their concerns with the rip rap, the side slope of the road, and the road grade.

The board asked how the comments made by the peer reviewer were resolved.

Mr. Davis went through each comment and explained how they had been addressed.

Ms. Anna Gomes was present.

Ms. Gomes asked about changing the name of Jimmy's Way to Francelina's Way. She gave a brief history of her family and her reasons for the request.

The board advised her that she could speak with the developer, and their engineer first. Then if she needed to, she could speak to the Board of Selectmen. The Planning Board does not have any jurisdiction on street names.

Old Business

1. Beta Group, Inc. – Discussion

Mr. Chris Nolan of Beta Group was present.

Mr. Nolan spoke in regards to the rate sheet that they had provided the board.

The board asked questions regarding, travel time charges and potential equipment rental.

Mr. Nolan answered all the boards questions.

Mr. Ennis made a motion to add Beta Group to the board's peer review list.

Mr. Moitozo seconded the motion. Roll call vote; all replied aye. Motion passes.

2. 297 Winthrop Street Solar Project – Discussion

Mr. Roach gave the board an update.

Mr. Moitozo stated that it sounds like it will be in a direct conflict of the maintenance plan to install panels in the detention basin.

New Business

1. 242 Anawan Street - Discussion

Mr. Roach gave the board an update.

Mr. Cooper stated that the board needed to decide on a no later than date for the drafted letter.

The board discussed the date to be contacted by would be the 18th of August.

Mr. Cooper stated that if they needed more time, they need to be present at the meeting on the 19th of August to discuss it with the board.

Mr. Bertozzi stated to remove the words "with in 30 days" and insert "by August 18th".

Mr. Roach stated that he would reach out to the board's liaison from the Board of Selectmen to keep them informed.

Mr. Bertozzi made a motion to approve sending the letter, with the one modification, by Mr. Roach.

Mr. Ennis seconded the motion. Roll call vote; all replied aye. Motion passes.

2. Subdivision Control Law – Additions - Discussion

The above-named item was tabled to a future meeting.

3. Signatory Authority – Vote

Mr. Ennis made a motion to allow Mr. Christopher Cooper, Mr. Robert Moitozo and Mr. Daniel Roach to sign invoices on behalf of the Planning Board.

Mr. Costa seconded the motion. Roll call vote; all replied aye. Motion passes.

Minutes

1. June 17, 2020
2. July 1, 2020
3. July 15, 2020

Mr. Ennis made one edit to change the word "holing" to "holding" on the June 17th minutes.

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

Mr. Ennis seconded the motion. Roll call vote;

Cooper – Aye

Moitozo – Aye, except June 17, 2020 – he was not present at the meeting.

Bertozzi – Aye

Ennis – Aye, except June 17, 2020 – he was not present at the meeting.

Costa – Aye

Vadnais – Aye

Adjournment

Mr. Costa made a motion to adjourn at 8:34 pm

Mr. Moitozo seconded the motion. Roll call vote – all replied aye. Motion passes.

Respectfully Submitted

Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman