

PLANNING BOARD
148 Peck Street
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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
March 20, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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

Absent: Robert Moitozo.

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

New Business

1. Email to Town Counsel – Solar Project Questions

Mr. Cooper asked if the office had heard back from Town Counsel regarding the drafted email. Mr. Roach replied, we have not.

2. Microbrewery/Micro Distillery - Discussion

Mr. Jim Muri was present.

Mr. Muri explained that he had previously presented plans but due to missed deadlines it was not allowed by the AG, presented new changes to the Microdistillery.

The board has no issues with the changes to the proposed increase to the brewery.

Mr. Muri presented plans that show the increased production in the Microdistillery.

Mr. Cooper stated that he had safety concerns due to the increased production. Asked if this could be reduced to the prior proposed production level?

Mr. Muri stated that it could be discussed. It could be brought up on the floor at Town Meeting and change the amounts then.

Mr. Cooper stated that he wouldn't hold up the process if the amount of production are lowered.

Mr. Bertozzi asked if there could be an approval with a suggestion to lower the production amount?

The board had a discussion on the technical safety aspect and location of the distillery.

Mr. Muri stated that upon the discussion of having the distillery at the lower amount is better.

3. Conservation Commission

Mr. Robert Materne, Tom Nicholson and Stephen Choquette from the Conservation Commission were present.

Mr. Materne explained the importance of maintaining the retention ponds and limiting clear cutting trees. He felt that the home owner should be given the choice as to whether or not they want to cut down trees.

Mr. Cooper stated that the board is also against clear cutting of trees. Also, read No. Kingston's by-law of marking trees.

Mr. Bertozzi read the subdivision control law and explained where the trees could be.

Mr. Nicholson stated the commission only had jurisdiction on trees in the wetlands.

Mr. Materne stated that there needs to be smart development.

Mr. Choquette stated that the current requirements are inadequate, the trees need to be larger and more frequent. The way things have been developed is doing harm to the trees.

Mr. Costa stated that the subdivision control law stated to preserve natural features. He hasn't seen large trees marked on a subdivision plan.

Mr. Bertozzi stated that developers have a planting schedule that goes to the Tree Warden.

Mr. Materne stated that we need to think about the future, not just today. We need to control what developers do not the home owner.

Mr. Bertozzi asked what is considered a large tree?

Mr. Choquette replied 10" in diameter or larger depending on the species.

Mr. Nicholson stated that these restrictions wouldn't be for a home owner.

Mr. Materne stated that retention ponds are not being maintained. Annual maintenance is cheap and effective, if the ponds aren't working properly then it could affect the wetlands.

Mr. Ennis & Ms. Vadnais had concerns with regards to home owners having to maintain the retention ponds and the cost associated with that.

Mr. Choquette stated that the Highway Department may not have the resources to maintain them, developers should have to put money in an account to pay for the maintenance cost for a few years. There was discussion in regards to the Highway Department maintaining them or if another company may have to come in to do it.

Mr. Choquette stated that currently the ponds are not functioning.

Mr. Materne stated that the town could be fined by the DEP.

Mr. Costa asked for an explanation of what the ponds are and their importance, for those watching.

Mr. Nicholson gave an explanation.

Mr. Cooper stated that we need to come up with some verbiage on how to get the developers to put money aside for maintenance. The board should request to have the Highway Superintendent, Mike Costello, to come to a meeting. Need to ask Mr. Costello what it would cost the town to maintain the retention ponds and how it could be done.

Mr. Cooper stated that the bylaws need to be more specified.

Mr. Costa stated that trees should be included on a plan.

The board had discussion in regards to a tree bylaw.

Mr. Bertozzi stated that the board should use the bonds for landscape as an outline for holding funds for retention ponds.

Mr. Bertozzi made a motion to have Mr. Costello at their next meeting.

Mr. Costa seconded the motion. Motion passes.

Mr. Ennis and Mr. Kramer will make a list of tree species and what is considered large in diameter.

4. Tree Hearings – discussion

Ms. Vadnais presented results from the Board of Selectmen's tree hearing, trees were taken down and new ones will take their place.

5. Subdivision Lot Rules – Lines Misplaced: s502.6.B (1) and (c)2

Mr. Cooper gave the board an update on what is wrong with them: "two (2) of those acres (87,120

square feet)” should be in c (2), not b (1); and “sixty thousand (60,000) square feet (1.38 acres)” should be in B (1), not (c) 2.”

Mr. Bertozzi agreed that it’s in the Subdivision Control bylaw so it would not need to go before town meeting.

Ms. Vadnais made a motion to draft a correct Subdivision Control bylaw to reflect the correct upland acreage per lot.

Mr. Kramer seconded the motion. Motion passes.

6. Roadway Acceptance

Mr. Cooper stated the board had received as built plans for the Reserve and had release the funds to the developer.

Mr. Costa made a motion to send a memo to the Board of Selectmen.

Mr. Kramer seconded the motion. Motion passes.

Invoices

1. W. B Mason - \$26.72 – name plate & office supplies

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

Ms. Vadnais seconded the motion. Motion passes.

2. Fuss & O’Neil - \$577.13 – Eastwood Estates Phase I & II

3. Fuss & O’Neil - \$565.39 – 149 Pleasant Street – Sunpin Solar

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

Mr. Kramer seconded the motion. Motion passes.

New Business

6. Palmer River Watershed

Mr. Costa gave the board an update on the watershed and the proposed new map and bylaws.

Mr. Bertozzi spoke in regards to other maps done by the Federal Government, explained the importance of the GWPD and potentially expanding to the entire town. Also, spoke in regards to the GIS project done by Roger Williams University.

Mr. Bertozzi made a motion to contact Fuss & O’Neil.

Mr. Kramer seconded the motion. Motion passes.

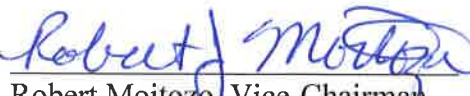
Adjournment

Mr. Costa made a motioned to adjourn at 9:43 pm

Ms. Vadnais seconded the motion. Motion passed.

Respectfully Submitted


Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman