

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

**Meeting Minutes
April 3, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

RECEIVED
19 MAY 23 AM 10:50
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

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 7:01p.m.

New Business

1. Retention Pond Maintenance – Highway Superintendent & Tree Warden

Mr. Michael Costello, Highway Superintendent & Mr. Robert Johnson, Tree Warden were present. Mr. Cooper explained the current lack of maintenance of the retention ponds and the direction the board would like to go to fix the issues.

Mr. Johnson asked which ponds needed to be fixed?

Mr. Cooper and Ms. Vadnais explained that almost all the retention ponds in town needed to be fixed.

Mr. Costello stated that some subdivisions have put money into an escrow account for pond maintenance, specifically Kingsly Estates and that none of their maintenance money has been used. He also explained that the highway department could maintain the ponds but there would need to be money set aside because the work is not currently budgeted for. Will work with the Tree Warden as well.

Mr. Cooper stated that the retention ponds in town need to be located.

Mr. Costello offered to help, as he knows where the subdivisions in town are located.

Mr. Johnson stated that maintaining the pond in the beginning is the easiest way to stay on top of maintaining them.

Ms. Vadnais asked if any of the ponds have failed yet?

Mr. Costello replied they have not.

Ms. Vadnais asked about commercial properties

Mr. Costello stated that it is the owner's responsibility to maintain those ponds.

Ms. Vadnais asked if the enforcing of the maintenance falls under the Stormwater Officer responsibilities?

Mr. Costello stated yes.

Mr. Cooper asked if \$20,000.00 would be a good starting number for pond maintenance going forward?

Mr. Costello replied yes, that would cover maintenance for many years to come.

Mr. Bertozzi stated that it should be written that Mr. Costello and Mr. Johnson help decide how much should be set aside for maintenance.

Form A

1. 142 Anawan Street – Warner – 19-03A

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

Ms. Smith presented plans.

Mr. Bertozzi asked about the owner of a small strip of land with frontage on Anawan Street.

Ms. Smith stated that the strip is now co-owned by Gregory and Michael Warner.

Mr. Bertozzi had a concern in regards to the property being transferred over from Lot 1R.

Ms. Smith explained the situation further.

Ms. Ferreira brought up the letter that was written that outlines where the different parcels will end up.

Mr. Costa made a motion to endorse the Form A.

Mr. Moitozo seconded the motion. Motion passes

Public Hearings

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

Mr. Chris Nolan from BETA Group was present.

Mr. Nolan presented revised plans.

Mr. Kramer explained that the conifer trees along the northern property line, need to be closer for immediate screening, there needs to be water bags to go on the deciduous trees, and all trees are to have 3 anchors.

Mr. Nolan stated that those could be added as supplemental conditions.

Mr. Moitozo agreed that it is easier to get the spacing correct the first time.

Mr. Bertozzi asked what the specific berm height on the plans was?

Mr. Nolan explained that an engineer would determine in the field how high to make the berm in order to screen abutters.

Mr. Kyle Travers of 37 Columbine Road was present.

Mr. Travers stated that he approves of the stormwater management in regards to the berm and the proposed screening. He had concerns in regards to the appearance of the fence with the razor wire.

Ms. Vadnais & Mr. Moitozo explained that the fence would be screened by the trees.

Mr. Nolan stated that he would raise the fence but with no razor wire.

Mr. Cooper stated that the screening will be installed and the board will go out to the site to assess it.

Ms. Vadnais made a motion to close the public hearing for the solar permit.

Mr. Kramer seconded the motion.

Roll call vote: all replied "aye".

Mr. Nolan stated that plans will be submitted at a pre-construction conference.

Mr. Ennis made a motion to approve the solar permit with conditions.

Mr. Kramer seconded the motion. Motion passes.

There was discussion in regards to the spade foot toad habitat in the eastern portion of the property.

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

Mr. Costa seconded the motion.

Roll call vote: all replied "aye".

Ms. Vadnais made a motion to approve the GWSP with conditions.

Mr. Ennis seconded the motion. Motion passes.

New Business

2. 297 Winthrop Street – Lease Line and Acreage Correction – Discussion

Mr. Daniel Band from Cypress Creek was present.

Mr. Band explained the minor correction to the plans.

Mr. Cooper asked if Mr. band could state for the record that nothing is changing.

Mr. Band stated that everything is staying exactly the same on the plans, just fixing a mislabeling.

Mr. Moitozo made a motion to accept the minor change.

Mr. Kramer seconded the motion. Motion passes.

Ms. Ferreira explained some research she had done on the status of the filings of the permits at the Registry of Deeds and potential issues for the applicant.

Mr. Band stated that he would address the issues with the Town Clerk and refile them at the Registry of Deeds.

Mr. Bertozzi stated that it is a good thing to have the SPA recorded at the registry so that the conditions are also recorded, although it is not required.

Ms. Ferreira suggested that this be done to help the applicant cover themselves. Then explained what needs to be done at the registry.

3. 5 Baker Street – Potential Form A – Discussion

Ms. Alicia Botelho was inquiring about the property and a past set of plans to subdivide the property. Presented the old plans to the board.

Mr. Bertozzi stated that it looked like it was a subdivision, and it appears as though it might have been recorded at the Registry of Deeds.

Ms. Ferreira checked; it had not been recorded.

Discussion ensued and there was review of the past subdivision plans.

Ms. Botelho asked if the property could be sold as a subdivision with the old plans.

Mr. Moitozo stated no; it would have to be sold as it is currently recorded.

The board gave an explanation on how to move forward if they wished to subdivide the property.

4. GWPD – Discussion

Mr. Ted Ballard from the Water Commission was present.

Mr. Bertozzi explained the importance of the potential expansion of the GWPD. The commission would like the board to move forward with a public hearing for the expansion. He presented and explained the proposed change to the Zoning by-law.

Mr. Cooper stated that the proposed changes are well written, they are simple and easy to understand.

Mr. Ennis had concerns with the business that would be excluded from the entire town and the existing business that would then be in violation of the GWPD.

Mr. Bertozzi stated that the board would need to find out what's prohibited and then the board can be more effectively deal with the business question.

Discussion ensued in regards to the business and the GWPD regulations and the best way to move forward.

Mr. Ballard further explained why the town needs to expand the GWPD.

Minutes

1. March 6, 2019

2. March 20, 2019

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

Mr. Ennis seconded the motion. Motion passes.

5. Reorganization of the Board

Mr. Moitozo made a motion to leave the board the way it is.

Mr. Bertozzi seconded the motion. Motion passes.

6. SRPEDD Update

Mr. Costa gave an update in regards to SRPEDD. He also spoke in regards to an experience he had with a 40B project.

Adjournment

Mr. Kramer made a motion to adjourn at 10:03 pm

Ms. Vadnais seconded the motion. Motion passed.

Respectfully Submitted

Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman