

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
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

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OFFICE OF THE TOWN CLERK
REHOBOTH, MA

**Meeting Minutes
May 8, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

Present: Christopher Cooper, Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa Sr, Jake Kramer, Lynne Ferreira, Associate Member and Daniel Roach Town Planner.

Absent: Tish Vadnais

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

Form A

1. 1 Locust Ave. – McCauley – 19-05A

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

Ms. Smith presented plans.

Mr. Cooper asked if the board had any questions.

There were none.

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

Mr. Costa seconded the motion. Motion passes.

2. Smith Street – Handy – 19-06A

Mr. Scoot Rolfe of Andrews Engineering was present.

Mr. Rolfe presented plans that had previously been heard by the board. There is now new lot frontage and the area will now be compliant with Rehoboth zoning. He asked for the filing fees to be waived, considering that the board had already received a fee for this address and these plans.

Mr. Ennis made a motion to recommend waiving the Form A fee for this application.

Mr. Costa seconded the motion. Motion passes.

Mr. Cooper asked if the board had any further questions.

Mr. Bertozzi stated that the small strip of land is in Attleboro and it is something that the board does not have to worry about.

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

Mr. Ennis seconded the motion. Motion passes.

Form B**1. East of Linden Lane – 19-01B**

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

Mr. Moitozo asked about the sediment forebay and water flow.

Mr. Davis clarified, stated that more detail would be on the Form C.

Mr. Ennis asked what the set back was on lot 3.

Mr. Davis stated that it roughly measures on plan about 150 ft may be more.

Mr. Costa asked if lot 3 was going to be a retreat lot?

Mr. Davis replied yes.

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

Mr. Kramer seconded the motion. Motion passes.

Public Hearings**1. 462 Winthrop Street – 19-01SPA**

Mr. Costa opened the public hearing.

Mr. Kramer seconded the motion.

Roll call vote: all replied "Aye".

Mr. Roach gave an update on the parking lot that was put in.

Mr. Cooper asked if the Zoning Officer should put a cease and desist on property and any further construction?

Mr. Ennis made a motion to have the Zoning Officer contacted.

Mr. Costa seconded the motion. Motion passes.

Mr. Ennis stated that if the applicant does not ask for a continuance the permit is denied for lack of information.

Mr. Bertozzi made a motion to reject the application due to lack of information if there is no continuance requested.

Mr. Costa seconded the motion. Motion passes.

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

Mr. Rob Davis of InSite Engineering was present. Mr. Ryan DuVally was present.

Mr. Davis presented revised plans based on a peer review done by Fuss & O'Neil.

Mr. Bertozzi asked questions in regards to the access easement.

Mr. Davis explained which properties will be accessed and how they will be accessed.

Mr. Bertozzi asked if the access areas would be marked?

Mr. Davis replied yes, there will be markings.

Mr. Cooper and Mr. Bertozzi asked about comments 1.a, and 1.b, 1.c.i in the Fuss & O'Neil memo, and would they be addressed.

Mr. DuVally explained that the comments could and would be addressed.

Mr. Costa asked if 1.c.ii would be addressed?

Mr. DuVally stated that there will be no duplexes.

Mr. Costa made a motion to approve the project with these conditions.

Mr. Moitozo stated that 502.6.01.b1 & c1 are regulations, they appear to be flipped.

Mr. Kramer made a motion to waive 502.6.01.b1 due to a typo.

Mr. Costa seconded the motion. Motion passes.

Mr. Ennis made a motion to approve the GWSP.

Mr. Costa seconded the motion. Motion passes.

New Business

1. Supplemental Conditions for 149 Pleasant St – Discussion

Mr. Chris Nolan from BETA Group was present.

Mr. Nolan presented new conditions and reasons why the extended approval was needed.

Mr. Moitozo made a motion to strike the paragraph on the Solar permit and the GWSP to be replaced with BETA Groups wording, due to National Grids hold up of the project.

Mr. Kramer seconded the motion. Motion passes.

2. 297 Winthrop St. – Pole Location Update – Discussion

Mr. Daniel Band of Cypress Creek Renewables was present.

Mr. Band presented new National Grid plans to the increased space needed for the pad mount.

Mr. Moitozo asked what was going to be on the pole?

Mr. Band replied just the switch gear.

Mr. Moitozo asked if it then goes underground and to the pad?

Mr. Band replied yes.

Mr. Cooper stated that it seemed like a good solution.

Mr. Bertozzi stated that the plans should be updated.

Mr. Moitozo made a motion to approve proposed pad pending submission of updated plans.

Mr. Costa seconded the motion. Motion passes.

3. Subdivision New Street Fee – Discussion with Jim Muri

Mr. Moitozo explained that the developer pays for the subdivision to be recorded, the town pays for the road, once accepted to be recorded.

Discussion ensued regarding potential fees and how to implement them.

This item was tabled until Mr. Jim Muri could be in attendance.

4. Request for Transfer from Reserve Fund - \$1349.86 – Stacy Vilao's Wages

Mr. Kramer made a motion to approve the reserve fund transfer for Ms. Vilao's wages.

Mr. Costa seconded the motion. Motion passes.

Minutes

1. April 24, 2019

Mr. Kramer made a motion to accept the above-named minutes.

Mr. Costa seconded the motion. Motion passes.

Invoices

1. Fuss & O'Neil - \$1607.79 – Eastwood Estates Phase I & II

Mr. Kramer made a motion to approve payment of the above-mentioned invoice.

Mr. Costa seconded the motion. Motion passes.

2. Fuss & O'Neil - \$1745.82 – Trinity Estates

Mr. Ennis made a motion to approve payment of the above-mentioned invoice.

Mr. Costa seconded the motion. Motion passes.

3. The Sun Chronicle - \$468.00 – Microbrewery Legal Ad

Mr. Ennis made a motion to approve payment of the above-mentioned invoice.

Mr. Kramer seconded the motion. Motion passes.

New Business

5. Fuss & O'Neil Testing Requirements

The board discussed Fuss & O'Neil's testing requirements.

Mr. Moitozo stated that it appears they are matching DOT requirements.

6. Ground Water Protection District - Update

Mr. Bertozzi stated that the board should send new things to Town Counsel.

Mr. Roach stated he would send it once the board had figured out the wording Mr. Ennis suggested.

Mr. Bertozzi stated he would send it with just his edits.

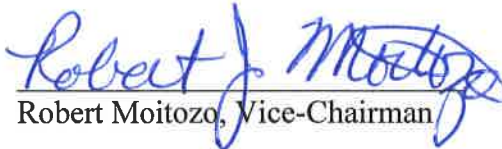
Adjournment

Mr. Costa made a motion to adjourn at 8:43 pm

Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted

Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman