

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

**Meeting Minutes
September 18, 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, Tish Vadnais, Lynne Ferreira, Associate Member, and Daniel Roach Town Planner.

Absent:

Mr. Cooper began the meeting with the Pledge of allegiance at 7:09p.m.

New Business

1. Form O – Release of Covenant – Eastwood Estates II – Vote on Planners Signature

Ms. Vadnais made a motion to accept Daniel Roach's, the Town Planner, signature on the Form O. Mr. Costa seconded the motion. Motion passes.

2. Signature Authority – Vote

Mr. Kramer made a motion to approve Mr. Cooper, Mr. Moitozo, and Mr. Roach's signatures. Ms. Vadnais seconded the motion. Motion passes.

3. Tri-Party Agreement – Trinity Estates – Signature

Mr. Ryan DuVally of Heritage Realty was present.
Mr. DuVally presented the tri-party agreement.
Mr. Bertozzi made a motion to approve the tri-party agreement conditional on the bank signing it. Mr. Costa seconded the motion. Motion passes.

Public Hearings

1. 7 Park Street – DuVally – 19-03GWSP & 19-02 SPA

Mr. Rob Davis of InSite Engineering was present.
Mr. Davis presented revised plans based on Fuss & O'Neil's peer review.
Mr. Kramer explained the landscaping changes.
Mr. Cooper asked if the board or audience had any questions? There were none.
Mr. Bertozzi made a motion to close the public hearings for the Site Plan Approval and the Groundwater Special Permit.
Mr. Costa seconded the motion.
Roll call vote. All replied "Aye"

Ms. Vadnais made a motion to approve the Ground Water Special Permit.
Mr. Costa seconded the motion.
Roll call vote. All replied "Aye".
Ms. Vadnais made a motion to approve the Site Plan Approval with waivers.
Mr. Kramer seconded the motion.
Roll call vote. All replied "Aye".

2. Behind 11 Linden Lane – Ferreira Jr. – 19-02C

Mr. Rob Davis of InSite Engineering was present.
Mr. Davis presented revised plans based on Fuss & O'Neil's peer review.
The board discussed street trees and spacing of the trees.
Mr. Bertozzi made a motion to close the public hearing.
Mr. Costa seconded the motion.
Roll call vote. All replied "Aye".
Mr. Bertozzi made a motion to approve the Definitive Subdivision Plan with the condition that 21 trees are to be planted and located by the Tree Warden. The condition will be written on the plans.
Ms. Vadnais seconded the motion. Motion passes.
Mr. Cooper read waivers into the record.
Ms. Vadnais made a motion to accept the waivers as read.
Mr. Moitozo seconded the motion. Motion passes.

Form B

1. 28 Smith Street – Provost – 19-02B

Mr. Peter Lavoie of Landmark Site Design was present.
Mr. Lavoie presented revised plans based on the board's comments from a previous meeting.
The board discussed the revisions and the Form A process.
Mr. Costa made a motion to endorse the Preliminary Subdivision plans.
Mr. Kramer seconded the motion. Motion passes.

Public Hearings

3. By-Law Changes – GWPD

The board discussed the proposed by-law with the Planning Board's liaison to the Board of Selectmen, Selectman Jim Muri.
Ms. Vadnais made a motion to move the by-law place holder to Annual Town Meeting Spring of 2020.
Mr. Kramer seconded the motion. Motion passes.
Mr. Ennis made a motion to allow Mr. Bertozzi to contact Town Counsel to discuss the proposed by-law.
Mr. Costa seconded the motion. Motion passes.

Minutes

1. September 4, 2019

Mr. Kramer made a motion to approve the above-mentioned minutes.
Ms. Vadnais seconded the motion. Motion passes.

Invoices

1. Fuss & O'Neil - \$1340.38 – Trinity Estates

Mr. Costa made a motion to pay the above-mentioned invoice.
Mr. Kramer seconded the motion. Motion passes.

Adjournment

Mr. Costa made a motion to adjourn at 9:23 pm

Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Chris Cooper", written over a horizontal line.

Christopher Cooper, Chairman

A handwritten signature in blue ink, appearing to read "Robert Moitozo", written over a horizontal line.

Robert Moitozo, Vice-Chairman