

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
June 5, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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

Absent: Jake Kramer

Mr. Cooper began the meeting with the Pledge of allegiance at 7:01p.m.

New Business

1. Subdivision New Street Fee – Discussion with Jim Muri

Mr. Jim Muri was present.

Mr. Muri explained reasoning for including new fees for recording new streets in subdivisions.

Mr. Moitozo stated that it should be separate fee from others.

There was discussion in regards to how and when fees should be applied, discussion of not closing the escrow account until the street is recorded and the fee is paid.

Mr. Bertozzi stated that the primary reason for having a bond is to maintain that the road is made correctly.

Mr. Muri stated that the street should be recorded by the town, so the town has the supervision.

The town could potentially have Town Counsel do the recording.

The board discussed different options to record the street.

Mr. Muri stated that the board could get a quote from Town Counsel and registry on what it would cost to record the street.

Mrs. Ferreira explained what happens when a street is recorded.

Mr. Muri stated that he would get a quote from Town Counsel.

Public Hearings

1. 462 Winthrop Street – 19-01 - SPA

Mr. Michael Costa of Costa Development was present.

Mr. Costa presented plans.

Mr. Bertozzi asked what would be going in the garage?

Mr. Costa replied currently there are no tenants yet.

Mr. Moitozo asked what kind of lighting would be used? Explained that it must be down cast and not towards the street.

The board discussed the potential sound issue and potential hours of operation.

Mr. Ennis ask if the board could request a continuance from the applicant until the next meeting on June 18, 2019?

Mr. Costa replied yes.

New Business

2. Fuss & O'Neil on Call Contract – Shawn Martin

Mr. Shawn Martin and Mr. Andy Glines from Fuss & O'Neil were present.

Mr. Martin & Mr. Glines explained what type of on-call contract the town could potentially have.

Mr. Moitozo asked if the town's by-laws have any restrictive language?

Mr. Bertozzi replied no they do not.

Mr. Cooper stated he did not believe so, the applicant should be in favor of this, it would speed up the review process.

Mr. Bertozzi read the Sub-Division Regulations in regards to hiring of an outside consultant, there are no issues.

Mr. Glines stated he would draft a proposal for the board to review.

The board discussed potential issues with solar projects.

3. Discussion of GWPB By-Law

Mr. Cooper stated that the board would wait to hear back from Town Counsel before discussing this item further.

4. 297 Winthrop Street – Solar Project – Question

Mr. Roach explained that Mr. Brand of Cypress Creek inquired about if the preliminary work that had been done constituted starting of work, if not they would need an extension.

The board agreed that it did constitute as starting of work. An extension is not needed.

5. Release of Surety – Linden Lane - \$7000.00

Mr. Bertozzi made a motion to release the surety for Linden Lane in the amount of \$7000.00.

Ms. Vadnais seconded the motion. Motion passes.

Minutes

1. May 8, 2019

Mr. Ennis made a motion to approve the above-mentioned meeting minutes.

Mr. Moitozo seconded the motion. Motion passes.

Invoices

1. Fuss & O'Neil - \$1645.61 – Eastwood Estates Phase I & II

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

Ms. Vadnais seconded the motion. Motion passes.

Adjournment

Ms. Costa made a motion to adjourn at 9:01 pm

Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman

Robert Moitozo, Vice-Chairman