

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

19 AUG -9 PM 9:21
TOWN CLERK
REHOBOTH, MA

**Meeting Minutes
July 10, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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

Absent: Christopher Cooper.

Mr. Moitozo began the meeting with the Pledge of allegiance at 7:02p.m.

Form A

1. Pine Street & Hillside Ave – Kent – 19-08A

Ms. Rachel Smith from Otis Dyer was present on behalf of the applicant.

Ms. Smith presented plans.

Mr. Moitozo asked the board and audience if there were any questions, there were none.

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

Mr. Costa seconded the motion. Motion passes.

New Business

1. Master Plan- Discussion

Ms. Ferreira explained research into the current Master Plan and intentions of potentially updating the Mater Plan.

The board discussed how the plan was previously done.

Mr. Bertozzi stated everyone should read through it and decide what is their five most important things and we should focus on those.

Mr. Moitozo asked if there is legislation on what needs to be in the Mater Plan?

Ms. Ferreira replied yes there is.

Mr. Bertozzi stated we could talk to Town Counsel about towns that have recently updated their Master Plan, look at those changes for ideas.

Ms. Ferreira stated the purpose of the Mater Plan. It hasn't changed since it was created but the language can be updated.

Public Hearings

1. 462 Winthrop Street – Costa – 19-02 GWSP

Mr. Ennis made a motion to open the public hearing.

Mr. Costa seconded the motion.

Roll call vote: all replied aye.

Mr. Michael Costa was present.

Mr. Costa presented the plans.

Mr. Moitozo asked if there was a letter of restriction that applicants give the board?

Mr. Costa stated he would give the letter to the office tomorrow.

Ms. Vadnais asked was the new septic approved by the Board of Health?

Mr. Costa replied yes; it was approved.

Ms. Amy Depaiva from 450 Winthrop Street was present.

Ms. Depaiva asked what was going in the building?

Mr. Costa replied probably just contractor storage; it will be a rental property.

Ms. Depaiva stated she was concerned with the encroachment of business and developments.

The board provided an explanation of zoning.

Ms. Vadnais stated that the letter of restriction should be seen before approval.

New Business

2. Groundwater Protection District – Discussion

Mr. Joe Nunes and Mr. Ted Ballard of the Water Commission were present.

Mr. Bertozzi read the Town Counsels letter in regards to the proposed Groundwater Protection District by-law change. He doesn't agree with the inconsistencies described in the letter. He agrees that we need to compile evidence.

Mr. Costa stated the changes give the board more insight and oversight on businesses and the chemicals they have. It has the intention of protecting the water supply.

Mr. Nunes stated we need a clear evidence to support this when we bring it to town meeting.

Mr. Ennis stated counsel also points out the potential of restrictive zoning.

Mr. Nunes stated you can do both. He explained the district and work on the restrictive language.

Mr. Ballard explained how the Groundwater Protection District was initially created, why it was created, and the dangers of not protecting ground water. He wants the board to move forward to a public hearing.

Ms. Vadnais made a motion to have a public hearing on August 7, 2019 for the by-law change.

Mr. Costa seconded the motion.

The board discussed of a workshop or public hearing and which would be best. Also, what can be done in the meantime.

Motion passes.

3. Retention Pond Regulations – Discussion

The board discussed the proposed additions to the Subdivision Control Laws in relation to retention pond maintenance.

4. Subdivision Tree Regulations – Discussion

The board discussed the proposed additions to the Subdivision Control Law in relation to how trees are managed.

Minutes

1. May 22, 2019

2. June 5, 2019

Mr. Bertozzi made a motion to approve the above-named minutes.

Mr. Ennis seconded the motion. Motion passes.

Adjournment

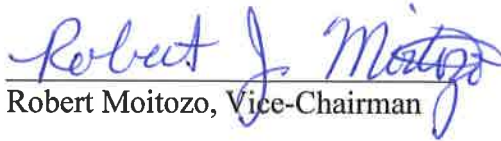
Ms. Vadnais made a motion to adjourn at 9:43 pm

Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman



Robert Moitozo, Vice-Chairman