

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

**Meeting Minutes  
July 24, 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, 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. Gravel Committee Appointment**

Mr. Costa made a motion to appoint Mr. Ennis to the Gravel Committee.  
Mr. Ennis seconded the motion. Motion passes.

**2. Tri-Party Agreement – Eastwood Estates – Phase II**

Mr. Ennis made a motion to accept the Tri-Party agreement.  
Mr. Costa seconded the motion. Motion passes.

**Old Business**

**1. On-Call Contract – Fuss & O’Neil**

Mr. Cooper and Mr. Moitozo explained the on-call contract.  
Mr. Moitozo made a motion to accept and sign the on-call contract.  
Mr. Ennis seconded the motion. Motion passes.

**2. Retention Pond Maintenance Regulation - Discussion**

Mr. Cooper explained Mr. Michael Costello’s, Highway Superintendent, email regarding determining a fee to be collected for maintenance, it should be added to the draft update to the Subdivision Rules and Regulations.

**Minutes**

**1. June 19, 2019**

**2. July 10, 2019**

Mr. Bertozzi made a motion to approve the above-named minutes.  
Mr. Ennis seconded the motion. Motion passes.

19 AUG 23 AM 8:23  
TOWN OF REHOBOTH, MA  
CLERK

## **Invoices**

1. Fuss & O'Neil - \$1202.30 – Eastwood Estates – Phase II
2. Fuss & O'Neil - \$357.65 – Eastwood Estates – Phase I
3. Fuss & O'Neil - \$1572.51 – Trinity Estates

Mr. Costa made a motion to pay the above-named invoices.

Ms. Vadnais seconded the motion. Motion passes.

## **Public Hearings**

### 1.462 Winthrop Street – Costa – 19-02 GWSP

Mr. Cooper stated we have received the letter of compliance. Asked if there were any questions? There were none.

Mr. Ennis made a motion to approve the Groundwater Special Permit.

Mr. Costa seconded the motion. Motion passes.

### 2. 7 Park Street – DuVally – 19-03 GWSP & 19-02 SPA

Ms. Vadnais made a motion to open the public hearing for the Groundwater Special Permit.

Mr. Costa seconded the motion.

Roll call vote. All replied Aye.

Mr. Costa made a motion to open the public hearing for the Site Plan Approval.

Ms. Vadnais seconded the motion.

Roll call vote. All replied Aye.

Mr. Rob Davis from InSite Engineering was present.

Mr. Davis presented plans.

Ms. Vadnais asked how many parking spaces and handicap spaces there would be?

Mr. Davis replied 68 regular spaces and 2 handicapped spaces, more of which could be added.

Mr. Cooper asked what the variances were on the property?

Mr. Davis replied that they were extending the business district.

Mr. Cooper asked if the septic system takes into account the brewery?

Mr. Davis replied it does. They are going to make the septic system able to handle more than what is expected.

Mr. Bertozzi asked can the system handle an increase if seating is added?

Mr. Davis replied yes. There is a large buffer between expected use and the system's capacity.

Mr. Costa asked what will be done with the mash from the brewery?

Mr. Ryan DuVally was present.

Mr. DuVally replied the brewery plans on working with local farmers to dispose of it.

Mr. Costa asked if anything will be done about the steep grade to prevent any further erosion?

Mr. Davis replied the grade is going to be brought up.

Mr. Moitozo asked if there is a lighting plan?

Mr. Davis replied that there is but it is general. We can provide a detail of lights and cut sheets.

Mr. Ennis asked where the loading areas were?

Mr. Davis explained their locations. They will be added to the plans.

Mr. Cooper asked the audience if there were any questions? There were none.

Mr. Bertozzi asked how high the grade would be raised?

Mr. Davis replied 4 feet; the increase is for stormwater control.

Mr. Ennis asked will it flow to the northern abutter?

Mr. Davis replied no; a berm will be in place to direct flow to the back of the wetlands. There will be a retaining wall.

Mr. Bertozzi asked what the wall would look like?

Mr. Davis added that it would be a stone wall. I can provide pictures and specifications.

Ms. Vadnais asked what the building would look like from the road?  
Mr. DuVally provided visuals.  
Mr. Davis explained water flow on the site.  
Mr. Cooper asked if there will be a guardrail on top of the retaining wall?  
Mr. Davis replied that a detail can be added of the guardrail.  
Ms. Vadnais asked what if more restaurants wanted to come into the building?  
Mr. DuVally replied we would have to go through building and Board of Health. The capacity of the septic system is the limiting factor.  
Mr. Moitozo asked if there would be signs?  
Mr. DuVally stated they can be added to the plans.  
Mr. Costa made a motion to send both permits to Fuss & O'Neil for review.  
Ms. Vadnais seconded the motion. Motion passes.

### **Old Business**

#### **3. By-law Public Hearing.**

Mr. Bertozzi made a motion to invite Town Counsel to the meeting of August 7, 2019 for the by-law discussion.  
Ms. Vadnais seconded the motion. Motion passes.

### **Adjournment**

Mr. Costa made a motion to adjourn at 8:07 pm  
Mr. Moitozo seconded the motion. Motion passed.

Respectfully Submitted

  
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Christopher Cooper, Chairman

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Robert Moitozo, Vice-Chairman