

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

19 SEP -5 AM 11:29

CLERK
REHOBOTH, MA

**Meeting Minutes
August 7, 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 7:04p.m.

Minutes

1. July 24, 2019

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

Mr. Kramer seconded the motion. Motion passes.

New Business

1. Antunes – 469 Winthrop Street – 18-01GWSP & 18-01 SPA – Request for Extension

The board discussed what was approved for this application.

Ms. Ferreira stated that the GWSP still needs to be recorded at the Registry of Deeds.

Ms. Vadnais made a motion to extend the project for the requested six months.

Mr. Costa seconded the motion. Motion passes

2. Solar Application – Change Number of Plans Needed - Discussion

Mr. Moitozo made a motion to modify the solar application to match the bylaw requirements.

Mr. Costa seconded the motion. Motion passes.

Mr. Ferreira stated that large scale plans are not being recorded as separate documents like the ANR and subdivision plans. Applicants are attaching an 8 ½" X 11" copy to the back of the solar permit and the details cannot be seen.

Mr. Cooper stated that is part of the bylaw so it will have to be changed at Town Meeting.

Public Hearings

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

Mr. Moitozo stated that according to state regulations there needs to be 3 handicap parking spaces. One of them must be van accessible. Loading zones must be shown on the plans.

Ms. Vadnais read a letter from an abutter into the record. (see attached)

2. By-law Changes – GWPD, Tree Cutting & Retention Ponds

Mr. Costa made a motion open the public hearing.

Mr. Kramer seconded the motion.

Roll call vote: all replied "Aye"

Mr. Cooper gave an overview of the proposed by-law changes.

Mr. Ted Ballard of the water commission was present.

Mr. Ballard gave a history of the Groundwater Protection District. The reasoning for expanding it to the boundaries of the town. Explained the topography and geology of the town.

Mr. Davis House of Pleasant Street was present.

Mr. House asked how will expanding the Groundwater Protection District protect the town?

Mr. Ballard replied that the bylaw will minimize the potential for contamination through restriction.

Mr. Cooper explained that all new businesses would have to file for a Groundwater Protection Permit and follow the regulations of the bylaw.

Mr. Moitozo stated that everyone in town needs the ground water so they should all be afforded the same protection.

Mr. Costa explained the water resource map.

Mr. Ballard explained how this is a public safety issue.

Mr. Cooper stated there will be more meetings for this and more questions can be answered.


Adjournment

Ms. Vadnais made a motion to adjourn at 8:31 pm

Mr. Kramer seconded the motion. Motion passed.

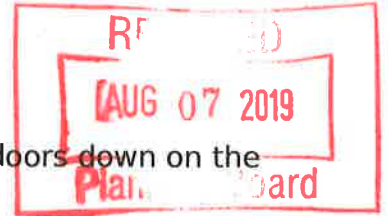
Respectfully Submitted



Christopher Cooper, Chairman

Robert Moitozo, Vice-Chairman

From: Mr. Eric Gobin
15 Park Street



To whom this may concern,

My name is Eric Gobin, I reside at 15 Park st in Rehoboth just two doors down on the same side as the new projected Plaza for 7 Park st.

Unfortunately I was out of the state for the initial public hearing. I do have some concerns regarding the proposed build to suit complex slated for 7 Park St.

Complex Placement and Lighting: As I understand that the complex will have to be built higher than the current grade, as of right now we have the LED lighting from the existing plaza illuminating our back yards even with leaves on the trees, yes its worse in the winter. The grade of our yards are currently close to the height of the existing plaza's roof line. Now to learn that we will have a plaza much closer and higher, what will be done to prohibit this infiltration of lighting?

Generated Waste: During the last meeting I heard of a Brewery slated to go in as well as a Restaurant. How will the Brewery By-Products be handled (Spent Grains, Hops, yeast, etc.)? As well as the waste generated from the Restaurant. My concern here is these establishments will most likely have dumpsters in the rear of the building abutting our properties. Which will increase the amount of mice, raccoons etc. and on a hot summer day or any day, I do not want to be smelling rotting waste in my yard.

The heating and ventilation of this complex: The vent hoods from these establishments along with the exhaust from the heating units will be close to ground level to our yards. I understand this will need to be done to code but this doesn't mean that we will not be experiencing the exhaust from either on a windy day. What can or is planned to be done to prohibit this?

Well water: with just the two mentioned establishments slated to go in this complex, they both will be using large quantities of water. I know it was mentioned about tapping into the Attleboro city water and there was a question on Park st and who owned what. RT 118 is in fact a State road, yes the state has an agreement with the town of Rehoboth to maintain the road. I am currently working on getting some clarification as to what extent that the town maintains. I believe it is just surface maintenance.

Ground water protection: with the added complex comes the addition of more vehicles concentrated in one area. What's being done to preserve the ground water in regards to drainage containing fluids from the vehicles?

Noise Levels: what's planned as a buffer between us and the new complex to reduce the added noise (cars, people, deliveries, A/C Condensers, exhaust

fans/hoods) that will be generated? And if so, will this buffer be continuously maintained by the complex's owner?

Property Values: with this complex going in, what will it do for our property values?

Quick Neighborhood Rundown: