

PLANNING BOARD
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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
October 14, 2020
Remote Meeting
7:00 PM**

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

Absent: William Costa Sr.

Mr. Cooper began the meeting with the Pledge of allegiance at 7:00p.m.

Form A

1. DuVally – Birchwood Drive – 20-11A

Mr. Roach gave an update.

Mr. Cooper stated that the process would have gone smoother had the board known the intention of the Form A in the beginning.

Mr. Eric Bransky of 1543 Fall River Ave, Seekonk Ma was present.

Mr. Ryan DuVally of 18 Birchwood Drive was present.

Mr. DuVally explained the intent of the Form A plan.

Mr. Bertozzi stated that as a board we felt that the proposal is not supported by the bylaw or in the spirit of the bylaw. The language could be clearer. We need to amend the bylaw to make it clearer. In this one case I am willing to sign off, if on parcel 5B you add to the plan that it will be conveyed to Mr. Ryan DuVally and a restriction to the retreat lot. It should say "no further division".

The board agreed.

Mr. Bransky asked Mr. DuVally if those conditions are agreeable to him?

Mr. DuVally stated they are and will be done in 60 days.

Mr. Bransky stated they request a vote on the ANR.

Mr. Bertozzi stated that everything should be in place. Then the board would be in a position to vote.

Mr. DuVally stated he was ok with that.

Mr. Bransky stated they consent to an extension.

2. Zuckerberg – Anawan Street – 20-12A

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

The board discussed the plan.

Mr. Bertozzi asked how the board endorses the plan with buildings on it if it's marked not a buildable lot?

Mr. Davis stated they are farm buildings. It will stay part of the estates as it has existed for years. It will be conveyed to the estate.

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Mr. Bertozzi stated that when all the lots are made into 1 lot the barns will be accessory uses.

Mr. Davis stated correct.

The board and Mr. Davis discussed the plans further. They discussed how the parcels are being conveyed, the accessory buildings and how to label the plans to keep them clear.

3. Zuckerberg – Fairview Ave – 20-13A

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

Ms. Vadnais asked if Pond Lilly Ave was the actual driveway or a road?

Mr. Davis stated that it is a gated private road.

Mr. Moitozo asked on sheet 2, lot 8, where's the ANR for that?

Mr. Davis stated that's about 130 acres. That's the remaining land. It's not being conveyed. It is going to remain in its current conditions.

Mr. Roach asked when Pond Lilly Ave was built?

Mr. Davis stated he didn't know. He knew that that care taker residence has an address of Pond Lilly Ave.

Mr. Ennis stated he didn't think it was really a street.

The board and Mr. Davis discussed the plan and the street/driveway status.

Mr. Davis read a letter from the Building Inspector into the record.

The Board discussed the letter, the subdivision control law, and the Planning Board's jurisdiction.

Mr. Bertozzi stated that on the previous Form A the barn parcel was labeled "not a buildable lot" but it is not marked on these plans. It should be marked to keep consistency.

Mr. Davis stated he has no problem adding the request to include the frontage parcel on Anawan Street Form A and to add "not a buildable lot" to the barn parcel on sheet 2.

Mr. Bertozzi stated on the care taker parcel, not the barn parcel, on note #11 change "will include" to "are".

Mr. Davis replied no problem.

Ms. Ferreira stated on the land court parcels include the certificate of title number.

Mr. Bertozzi asked is there going to be a date by which these conveyances will be made?

Mr. Davis explained that the plans have to go through land court first. The decree plans will be recorded at the Registry of Deeds.

Mr. Davis stated he may have to come back to the board for reindorsement, if they require any changes on the plans.

The board asked what the plans are for the property?

Mr. Davis explained that it is early in the process, some small subdivisions.

Mr. Davis summarized the changes requested by the board.

Mr. Cooper stated regarding Pond Lilly Ave., if you come back in the future and tried to use that as frontage the board would have issue with that.

The board will vote to endorse that plans once they have revised plans.

4. Merolla – School Street – 20-14A

Mr. Moitozo asked does the applicant own both parcels?

Ms. Ferreira stated that one of the applicants does but there's a different co-owner on each property.

Mr. Moitozo stated it is not clear who owns what.

Ms. Rachel Smith of Otis Dyer's office was present.

Ms. Smith explained the plans but did not submit for this project.

Mr. Cooper stated this seems like a conveyance from one lot to the other.

Mr. Moitozo asked how big lot 5A will be?

Mr. Roach stated 197,000 sq. ft.

Ms. Ferreira stated there is no locus map.

Ms. Vadnais made a motion to wait until the next meeting to see if the representative comes to the

meeting.

Mr. Cooper stated to email the applicant and have them add the locus map.

Mr. Kramer seconded the motion. Roll call vote; all replied aye.

Public Hearings

1. 90 Pond Street – Rehoboth Renewables – 19-01 Solar, 19-03 SPA, 19-04 GWSP

Mr. Steve Gioisa of Sitec Engineering was present.

Mr. Gioiosa gave the board an update on the changes that have been made to the plans.

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

Mr. Kramer asked if the landscape architect is going to do the layout or the landscaper?

Mr. Gioiosa stated that usually the landscaper will lay it out based on the plans. We can have the landscape architect more involved.

Mr. Kramer stated he would appreciate that because of the neighbors. We want this to look more natural than commercial.

Mr. Roach stated he had received a question from Mr. Siegel. "What benefit will there be for the community by having this project operational?"

Mr. Cooper explained that the solar bylaw wasn't something that was put forth by the Planning Board. This was put forth by an Energy Committee. The purpose of the bylaw is to allow someone with a large trek of land to do something to it to turn a profit. As opposed to putting in a subdivision. The benefit is to offer an alternative to building out their land.

Ms. Vadnais made a motion to continue the public hearing until the next meeting. She was being notified from abutters that they had no indication that there was a meeting tonight.

Mr. Cooper explained that the meeting was posted accordingly.

Mr. Moitozo stated we made a commitment to notify them when the hearing was going to be open because it isn't discussed at every meeting.

Mr. Mark Haskell was present.

Mr. Haskell stated that no one had been notified of this meeting. None of us have had a chance to look at these plans.

Mr. Roach explained what had happened and why the abutters were not notified.

Mr. Haskell stated that he was requesting that everyone on the mail list gets a copy of the plans.

New Business

1. Substation – Temporary Suspension of Work – Discussion

Mr. Joshua Lee Smith of Bowditch & Dewey was present.

Mr. Smith gave a brief overview of the project and the reason for the extension request.

The Board brought up concerns of recent power outages, if additional extensions would be needed, how the project was prioritized for a pause.

Mr. Smith explained that National Grid had evaluated all their projects and this project would only have a temporary pause. The project would start back up in July 2021. The company has faced many challenges due to the Covid pandemic.

Ms. Melissa Durry of National Grid, the project manager for the Reynolds Ave Substation was present.

Ms. Durry gave the board the reasons for the need for an extension and the process that the company used to come to this point.

Mr. Cooper asked come December what percentage of the project would be complete and how much would you have left to do once you start work again?

Ms. Durry stated the transmission line scope of work will be about 90% complete by the end of this year. The distribution scope, civil and underground, will be about 50% complete. The substation itself that work will start in the summer of 2021.

Ms. Vadnais voiced her concerns.

Mr. Cooper asked that the project and its standing be evaluated monthly and to keep the board informed of those evaluations.

Mr. Ennis made a motion to grant a 1-year extension to include the Special Permit and Site Plan approval.

Mr. Kramer seconded the motion. Roll call vote;

Cooper – aye

Moitozo – aye

Bertozzi – aye

Ennis -aye

Kramer – aye

Vadnais – nay

Ferreira – aye

Motion passes.

2. Planner Update

87 Winthrop Street – Site Plan Approval Needed – Questions

Mr. Peter Lacasse of No. Providence was present.

Mr. Lacasse gave a brief overview of what he would like to do to the property.

Mr. Roach stated that the question to the board is if a site plan would be needed or not.

Mr. Cooper stated that he didn't know if the board would require a full site plan approval if there are no changes to impervious surface or the exterior or foot print of the building. We would want to have a discussion about lighting and signage.

Mr. Lacasse explained in more detail what he would like to do and the hours of operation.

Mr. Bertozzi stated he would like to see a list of what Mr. Lacasse wants to do. Have Mr. Lacasse take photos of the exterior of the building and then draw on them what he's going to do. Then we can approve it.

Old Business

1. Potential Form A – Discussion

Ms. Rachel Smith of E. Otis Dyer's office was present.

Ms. Smith presented potential Form A plans.

Mr. Roach read Town Counsel's opinion.

Mr. Bertozzi stated that what we are looking at, we approve it the way that it is done here or we're going to have another one where the frontage that is being used for lot 1 is all wetlands. This way the person is going to access from their frontage.

The board agreed.

New Business

3. 242 Anawan Street – Discussion

Mr. Cooper stated that they are starting to put car out on the lot. It seems to be moving forward without our request of what we asked for. Where do we go from here? How do we want to pursue this?

Mr. Moitozo stated that it didn't look like they are operating yet.

Mr. Roach stated that the Building Inspector issued the occupancy permit.

Mr. Cooper stated that a letter had been drafted and sent to the applicant and the owner of the property from Town Counsel. What did that say?

Mr. Roach stated that it requested that at least something be responded to by a certain date. We are well past that date. We did not hear back from them.

Mr. Cooper asked if they do not comply, we would do what?

Mr. Roach stated to reach out to Counsel for further direction.

Mr. Cooper stated that our next step should be to contact Town Counsel again and see what our next step is.

Mr. Kramer made a motion to contact Town Counsel, ask them what our next step forward should be for dealing with 242 Anawan Street. Since they did not start a discussion as requested.

Mr. Bertozzi seconded the motion. Roll call vote;

Cooper – aye

Moitozo – aye

Bertozzi – aye

Ennis -aye

Kramer – aye

Vadnais – nay

Ferreira – aye

Motion passes.

4. Subdivision Control Law – Additions – Discussion

Mr. Roach gave a brief update.

5. 155 Perryville Rd. – 61A – Coming out of Chapter

Mr. Roach gave an overview of the property.

Ms. Vadnais made a motion to not exercise their right of first refusal.

Mr. Moitozo seconded the motion. Roll call vote; all replied aye. Motion passes.

Meeting Minutes

1. August 19, 2020

2. September 2, 2020

Mr. Ennis made a motion to approve the above-named meeting minutes with edits.

Mr. Kramer seconded the motion. Roll call vote; all replied aye. Motion passes.

Adjournment

Mr. Kramer made a motion to adjourn at 10:01 pm

Mr. Moitozo seconded the motion. Roll call vote – all replied aye. Motion passes.

Respectfully Submitted

Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman