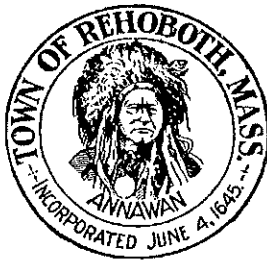


PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
(508) 252-6891 Telephone
(508) 252-5342 Facsimile



James Muri, Chairman
Edward Bertozzi, Vice Chair
John Moriarty, Clerk
Robert Moitozo
Tomas Ennis
Christopher Cooper
Stephen Brooks, Jr.
John Scanlon, Assoc. Member

**Meeting Minutes
November 18, 2015
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

RECEIVED
17 MAR 16 AM 9:27
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: James Muri, Robert Moitozo, Stephen Brooks, Jr., Tomas Ennis, John Scanlon, Associate Member; Town Planner – Leeann Bradley

Absent: John Moriarty, Edward Bertozzi, Christopher Cooper

Pledge at 7:14p.m.

Form A

1. 295 Tremont St. Inc. – Tremont St. – 15-17A – Mr. Otis Dyer was present on behalf of the applicant. The Bliss family still owns the Bliss farm property. They have a long term lease with Rehoboth Youth Soccer. They want to donate the land to the Rehoboth Youth Soccer which eliminates the lease.

Mr. Ennis motioned to endorse the Form A.

Mr. Brooks seconded the motion. Motion passed

2. Michele H. Gorab - 35 Slater St. – 15-18A – Mr. Otis Dyer was present on behalf of the applicant. The applicant has extra land. He is proposing creating one house lot which meets all the requirements.

Mr. Moitozo motioned to endorse the Form A.

Mr. Brooks seconded the motion. Motion passed.

3. Clarice S. Gear – 140 Bay State Rd. – 15-19A – Mr. Otis Dyer was present on behalf of the applicant. The applicant needs to sell the house. It is the former Fletcher School. The house is a duplex and is a duplex lot. They want to separate the house with its own lot and sell it. The house is unoccupied. The applicant wants to work with the town for possible purchase of the remaining land. It abuts Conservation Land. It is not Chapter land.

Mr. Brooks motioned to endorse the Form A.

Mr. Moitozo seconded the motion. Motion passed.

Public Hearings - None

New Business

1. Blue Wave - Landfill Solar Project – Tree Planting – Mr. Bill Gaudette from Blue Wave was present to discuss the solar array at the landfill. He addressed a conflict that arose regarding tree screening in the northwest corner of the property. Mr. Gaudette distributed a layout of the conflicted area. He noted there is a lack of access where trees need to be planted due to an access road that was not taken into consideration. Mr. Gaudette stated he reached out to the abutter, Mr. Niles about relocating trees onto his property. He drafted a Memorandum of Understanding and wants to include site access for the contractor to install trees and also maintenance of the trees. They will need to change the species of trees per our climate and add more trees. Western Arbor Vitae which are deer resistant are recommended. They will get 30'-40' in height. They will be planted on a knoll on the Niles property in a staggered pattern. Mr. Niles walked the property with Mr. Gaudette yesterday, and wants to make sure he has some input as to how the trees are planted. He has concerns regarding maintenance of the trees for the duration of the lease. Health Agent, Mr. Bob Ashton is fine with this option. All abutters were notified. The Planning Board will need a copy of the Agreement and as-built plan showing new location of trees.

2. Discussion regarding proposed regulations on Hydrogeological Assessment – Ms. Bradley stated that Mr. Bertozzi drafted the 2nd version which should now go to the Board of Health. Mr. Muri compiled a table for septic and well separations with average lot sizes, and what the average separation should be. It will be forwarded to the Board of Health. Mr. Muri stated they can contact him if there are any questions.

3. Resignation of John Moriarty – Effective as of today, Mr. John Moriarty has submitted his resignation from Planning Board. Mr. Muri thanked Mr. Moriarty for his many years of service on various boards over the years. He will be missed. Mr. Muri stated they now need a new member to join the Planning Board. He went through the talent bank forms and found one person who is interested in an Associate Member position but will be approached about a regular board position. Current Associate Member Mr. John Scanlon is not interested in a regular board position. Ms. Bradley will contact the talent bank applicant about joining the Planning Board.

Old Business

1. Sun Edison – 280 Summer St. – Landscaping plan update – Ms. Bradley stated she had a short narrative from the landscape architect with two plans. One was an existing plan and a proposed plan showing 164 additional trees and/or shrubs to be planted. Mr. Muri noted he did not see modifications to the existing fence. This will need to be addressed. Mr. Muri stated he has asked Ms. Bradley to get a cost on the proposed work to be done in case they need to release money from the surety.

2. Moonlight Estates – close escrow account - \$1,397.75 – Mr. Muri does not want to release the escrow until they receive something official saying the law suit is dismissed. Mr. Muri asked that Mr. Ryan DuVally submit a letter asking for a withdrawal of the subdivision plan. The Planning Board can then sign off on it to finalize the withdrawal.

Minutes

Invoices

1. Sun Chronicle – Zoning Amendment legal notice - \$201.69

Mr. Ennis motioned to submit payment for the above invoice.

Mr. Brooks seconded the motion. Motion passed.

Mr. Muri requested an opinion from Town Counsel with regards to changing fees in the Zoning Bylaw and if it is necessary to go to Town Meeting to change the fees. He needs to know what path needs to be taken to change the Zoning Bylaw fees.

Adjournment

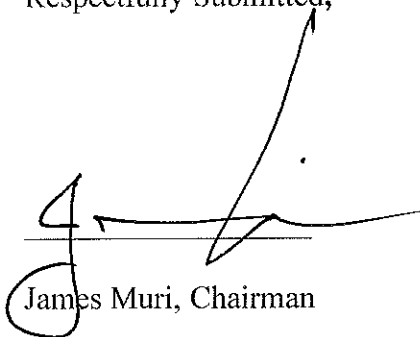
Mr. Ennis motioned to adjourn at 8:00 p.m.

Mr. Moitozo seconded the motion. Motion passed.

Mr. Brooks suggested sending a letter of thanks to Mr. John Moriarty. The board agreed.

Mr. Brookes motioned to ask Ms. Bradley to draft a nice letter of thanks to Mr. Moriarty.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'James Muri', is written over a horizontal line. An arrow points from the signature up towards the text 'Respectfully Submitted,'.

James Muri, Chairman