

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
September 16, 2020
Remote Meeting
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 7:00p.m.

Form A

1. Allen & Major – Davis Street – 20-12A

Paul Matos of Allen & Major Associates was present.

Mr. Matos presented plans.

Mr. Moitozo made a motion to endorse the plan as proposed.

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

2. DuVally – Birchwood Drive – 20-11A

Mr. Cooper asked if we have correspondence with Town Counsel?

Mr. Roach summarized what occurred with Town Counsel and the office.

The board discussed the spirit of the retreat bylaw.

Attorney Eric Bransky of 1543 Fall River Ave in Seekonk was present.

Mr. Bransky discussed the word subdivide and how he interpreted the word. Provided case law to make his point.

The board discussed with Mr. Bransky the case law he presented.

Mr. Cooper stated that the case law presented should be forwarded to Town Counsel for their review and to get their opinion.

Mr. Bransky stated you have our consent to continue to the next meeting October 7, 2020.

Public Hearings

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

Mr. Steve Gioiosa of Sitec Engineering was present.

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

Fire Chief Barresi was present.

Chief Barresi explained the need and reasoning for the roadway on the site.

The board and Chief Barresi discussed how projects should be handled in the future.

Mr. Cooper stated that a question had come in from the audience, "are any trees being cleared in the white

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shaded areas on the Wilmarth Bridge side?"

Mr. Gioiosa explained what was being cleared on the site. He also explained that there is a non-disturbed tree zone.

Ms. Shannon Taylor of ??? was present.

Ms. Taylor stated she was trying to get a better understanding. We would be losing a lot of trees in that area. It was a concern because she knew they were trying to block as many sight lines as possible. She appreciated that. It's hard to think that there is going to be. Maybe the width of a road the trees are not going to be taken down from around that area.

Mr. Gioiosa stated that he did not have a specific number of trees that would be taken down. There will be clearing in that area. Explained the plantings in the area and how they will be installed.

Mr. Kramer asked that there be more planting to enhance the density because 75-100' of landscaping is being stripped. This will help the neighbors not see the fence. He would like to see broadleaf conifers.

Mr. Gioiosa stated he would speak to the applicant regarding adding further plantings.

The board and Mr. Gioiosa discussed the plantings further.

Mr. Mark Haskell of ??? was present.

Mr. Haskell stated he was going to be looking at a berm or a pile of dirt across the street from his house at the corner of Pond Street and Wheeler Street?

Mr. Gioiosa stated no. You will be looking at a landscaped area. It will be stabilized with grass.

Mr. Haskell asked so, he will be looking at a hill of grass?

Mr. Gioiosa stated grass with a fence.

Mr. Haskell asked if plantings could be put in so he doesn't have to look at a pile of grass?

Mr. Gioiosa stated he didn't think he could block the entire fence from Mr. Haskell's view. The applicant would put in plantings so Mr. Haskell doesn't have to look at the grass berm.

Mr. Haskell stated he did not want to look at a grassy knoll with a fence on top.

Mr. Cooper stated this is something we can keep as an issue. Stated that the bylaw is specific in that we don't want the abutters to see the solar arrays. We are bound by the bylaw. We want to make sure everyone is satisfied with the product that comes out.

The board agreed.

Mr. Cooper stated there was a question in the audience. "Once it's constructed, if there are not enough trees can we request more?" We can request it but once the project goes through the applicant provided a bond, which we require. The bond is to replace screening that has fallen down. It's hard to go back and get it after the fact.

Mr. Roach explained the landscape bond and what it is for.

Mr. Gioiosa requested a continuance until October 14, 2020.

Mr. Cooper stated if the plans do come back with additional plantings, we should contact the abutters and share with them copies of the updated plans.

Mr. Roach stated the plans are always available. Anyone who is concerned or curious, feel free to call the office. We are happy to make any copies you may need.

New Business

1. Potential Form A – Discussion

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

Ms. Smith presented the potential Form A plans.

The board discussed the potential Form A plans and gave suggestions of how the plan could be changed.

2. 242 Anawan Street – Discussion

Mr. Roach gave the board an update on where this stood.

3. Subdivision Control Law – Additions – Discussion

Mr. Roach gave the board an update.

4. Substation Temporary Suspension of Work – Discussion

Mr. Roach gave a brief overview. The representative for this project will be at the next meeting.

Meeting Minutes

1. August 5, 2020

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

Mr. Ennis seconded the motion. Roll call vote; Mr. Kramer and Ms. Ferreira abstained. Motion passes.

Adjournment

Mr. Costa made a motion to adjourn at 9:16 pm

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

Respectfully Submitted

Christopher Cooper, Chairman


Robert Moitozo, Vice-Chairman