



**TOWN OF WESTPORT**  
**856 Main Road**  
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## **PLANNING BOARD**

### **PLANNING BOARD MEETING MINUTES**

**April 22, 2014**

Chairman James T. Whitin called the meeting to order 6:05 p.m. with Vice-Chairman William Raus, Clerk Elaine Ostroff, Member Marc De Rego and Town Planner James Hartnett in attendance. Member David Cole arrived at 6:18 p.m.

### **APPOINTMENTS**

**Approval Not Required (ANR). Merlier (14-009A).** Request by applicant for endorsement of a two lot plan of land at 1506 Main Road Map 57, Lot 41.

Attorney Dan Perry was present to represent Virginia Merlier and describe the proposed plan for the Board. He explained that Virginia Merlier would like to divide her property into two lots, leaving two barns on one lot (Parcel B) and creating one buildable lot (Lot 2). The buildable lot will have 150' of frontage on Drift Road. Parcel B is a grandfathered, undersized lot which has no frontage and is labeled non-buildable and is used for farming purposes. The gravel surfaced driveway is owned by Lot 2. The plan will be revised to show the 50' of width from the frontage to the house location.

Ostroff motioned to endorse the plan entitled Approval Not Required Plan of Land drawn for Virginia Merlier, dated April 4, 2014, because it complies with the provisions of MGL ch 41 Section 81P. De Rego seconded the motion. The vote was four in favor with Cole abstaining.

### **ADMINISTRATIVE ITEMS**

**a. Annual Town Meeting preparations.**

**-Definition of "way" update-** Hartnett explained the response from Town Counsel Illana Quirk on the issue by reading the different options for the definition. Illana Quirk suggested that the Planning Board review and revise the definition for "frontage" within the Zoning By-Law, and then the Town Counsel would revise the multiple items in the Zoning By-Law that are affected by the term "frontage". Discussion ensued. Warren Messier was present for the conversation and suggested putting the revision of the definition of "way" off so it can be completed thoroughly.

Cole motioned to pass over the provision of the definition of "way" at the upcoming Town Meeting. Ostroff seconded the motion and the vote was unanimous with all in favor. Raus mentioned that a line on page 22 of the warrant article would need to be stricken.

#### **Street acceptances**

**-Paul Drive and Orlando Village Drive-** The Board had a brief discussion on the work that has been done to get the two roads ready for acceptance by the Town. It was noted that Sunderland and Hartnett have been out to see the roads. Mr. Avilla was present for the conversation.

Raus motioned to recommend acceptance of the roads Paul Drive and Orlando Village at the upcoming Town Meeting. Ostroff seconded the motion and the vote was unanimous with all in favor.

**-Estrella Lane-** The BOS was concerned about some flooding issues with the sump pumps in basements in the area. The drainage was reviewed, and was installed properly, Tibbetts has been out to the site for a final review. Hartnett will visit the site again to be sure the flooding remains under control.

**b. Budget update.**

Hartnett reviewed the budget items briefly for the Board. The Planning Board had originally submitted the budget in October 2013, but it has been revised by the business manager which is the version before Town Meeting.

**Town Planner Report.**

**a.** Letter to Jim Whitin regarding Form A Plans.

**b.** Letter to MassDOT regarding Route 177, Route 6 interchange. Hartnett drafted a letter as suggested by the Board at the last meeting to request that the Town be involved with the redesign of the intersection.

Raus suggested that the Westport Planning Board and the Dartmouth Planning Board meet to discuss the intersection since it affects both towns. Hartnett will send a request.

**c.** Letter to Conservation Commission notifying them of the DLTA Grant for Open Space. The Open Space Plan is out of date and needs to be updated and a letter has been sent.

**d.** Meeting with SRPEDD and Economic Development Group regarding Rt. 177 Corridor Study. Whitin discussed the meeting with Grant King and Don Sullivan regarding the economic development around the Rt. 177 corridor. Cole asked if Charlotte White Road could be looked at also. Discussion ensued.

**e.** Riverview Drive. The Chairman of the BOS had requested that Hartnett look into the construction and acceptance of Riverview Drive regarding current street issues including a sinkhole. The street was accepted in 1983.

**Any other business that may come before the Board.**

None.

**Correspondence.**

**a.** Notice of Ch. 91 Application- Wypych 113+121 East Beach Road. Noted.

**b.** Notice of Ch. 91 Application- Snyder 46 Boathouse ROW. Noted.

**c.** Draft Management Letter. Regarding closing of consultant review accounts and surety accounts. Letter to Steve Lombard will be forwarded from the Chair noting that 49 accounts have been closed within the last 10 months totaling \$121,500.76 with balances being returned to applicants. Prior to that, 13 accounts were closed in December 2011 and 6 more the following month in 2013.

**d.** Memo to Jim Whitin regarding approved Form A Plans with frontage on Town Ave & Beach Avenue. Noted.

**Minutes.**

None.

**Invoices.**

None.

**ADJOURNMENT**

Members unanimously voted to adjourn at 7:38 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk