



TOWN OF WESTPORT
856 Main Road
Westport, Massachusetts 02790
PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

March 21, 2017

Chairman James T. Whitin called the meeting to order 6:00 p.m. with Vice-Chairman William Raus, Member David Cole, Member Andrew Sousa and Town Planner James Hartnett in attendance. Clerk Marc De Rego was absent.

Clean Energy Collective (15-006SP-S-CD) Applicant submittal of a bond as surety.

Greg Carey from Clean Energy Collective was present. Clean Energy submitted a bond in the amount of \$10,000 to secure proper vegetation growth on the solar site at 703 Old County Road. Hartnett stated that the bond meets the minimal requirements and recommend that the Board accept the bond and sign the Form H agreement. Discussion ensued. Carey questioned if the Board would approve the signing of a "completion" letter that can be submitted to continue in the permitting process. The letter was reviewed by Hartnett, revised, and will be signed by Hartnett for submittal in the permitting process.

Raus motioned to accept the Bond from Westport MA 1, LLC and the Hartford Fire Insurance Company in the amount of \$10,000 for the completion of proper vegetation growth as required for "Clean Energy Collective"- Large Scale Solar Energy System located at the rear of 703 Old County Road. Cole seconded the motion and the vote was unanimous with all in favor. Members endorsed Form H, Performance Agreement.

Cole motioned to allow Hartnett to sign the completion letter submitted by Carey and revised by Hartnett. Raus seconded the motion and the vote was unanimous with all in favor.

Approval Not Required (ANR) Davis (17-002A) Request by applicant for endorsement of a 4-lot plan of land located on Drift Road, Assessors' Map 56, Lots 39 & 40.

Shawn Ainsworth from InSite Engineering presented the applicant's plan requesting the creation of 4 unbuildable parcels out of one parcel which would then be further conveyed to the four existing adjoining lots. The existing parcel being divided is a "way" on a plan filed with the Registry of Deeds in 1949, prior to the subdivision control law. The applicant has ownership of this "way" and it is described in his deed, subject to certain rights by the abutting property owners. Because the applicant is proposing to divide this piece of land into 4 non-buildable parcels, Hartnett stated that this would be entitled to an "Approval Not Required" endorsement. Discussion ensued and Ainsworth submitted copies of the original deeds for the Board to review. Easements on the plan were discussed. Ainsworth stated that the plan is not creating a new easement, only referencing the existing easement.

Cole motioned to endorse the plan entitled "Approval Not Required Plan, Davis Property, 1487-D Drift Road, Westport, MA Assessor's Map 65A, Lots 39 & 40" dated March 20, 2017, because it complies with the provisions of MGL Ch 41 Section 81P and is not a subdivision as defined under the subdivision control law. Sousa seconded the motion and the vote was unanimous with all in favor.

Public Hearing

Westport Historical Society –Cadman Handy House (17-004SPA) Pursuant to Article 15 of the Westport Zoning By-Laws for Site Plan Approval, request by applicant to construct a parking area with 38 spaces and associated landscaping.

Sean Leach from SITEC Engineering was present along with Emily Vogler, Landscape Architect for the Westport Historical Society Inc. The applicant requested approval for construction of a new gravel parking lot with 38 parking spaces, noting that the lot would not have any designated handicapped parking spaces. The existing lot along Drift Road would be modified to accommodate the required four handicapped parking spaces and with an additional space. The site plan also shows the addition of a crushed gravel driveway on Drift Road. The plan does not show any proposed or existing lighting. Vogler and Leach described the existing conditions of the land for the proposed parking area. Leach then described in detail the proposed parking area. The parking lot will not have any markings other than timber border outlines. Vogler described the storm water runoff components of the parking area.

Whitin read the comments from the various Boards into the record followed by Tibbetts report dated March 9, 2017. Leach and Vogler responded to each of the Tibbetts comments. The signage for the plan was discussed. Hartnett read the Waivers, Conditions and Findings of Fact into the record.

Sample Waivers

1. 20.3.f Waiver of curb cut width requirement of 24'.
2. 20.6.1.b Waiver of 10' perimeter landscape buffer.
3. 20.6.1.c Waiver of 20' street frontage landscape buffer.

Sample Findings of Fact

1. The project as presented protects adjoining premises by avoiding adverse effects on the natural environment and abutters. Buffer for abutters has been adequately addressed &/or provided as required under Zoning By-law §15.4.2.
2. The project as presented provides for convenient and safe vehicular and pedestrian movement and that the locations of driveway openings are convenient and safe in relation to vehicular and pedestrian traffic circulation, including emergency vehicles, on or adjoining the site.
3. The project as presented provides an adequate arrangement of parking and loading spaces in relation to proposed uses of the premises.
4. The project as presented provides adequate methods of disposal of refuse or other wastes resulting from the uses permitted on the site.
5. The project as presented complies with all applicable requirements of this By-Law, the Rules and Regulations of Site Plan Approval, and the Rules and Regulations Governing the Subdivision of Land (to the extent applicable), unless explicitly waived by the Planning Board.

Sample Conditions

1. The applicant shall, as a condition of this approval, install and maintain the stormwater system at all times. In addition there shall be no negative impacts off-site resulting from the stormwater system.
2. Any changes to the approved site plan shall require additional Planning Board approval.
3. Upon completion of the construction, the applicant shall submit an as-built plan to the Planning Board for review and approval.

Cole motioned to approve the site plan application for the **Westport Historical Society Inc.**, for property located at 202 Hix Bridge Road, Assessor's Map 54, Lot 41, pursuant to Westport Zoning By-Laws Article 15 Site Plan Approval, to construct a driveway and parking area with 38 spaces and associated landscaping, subject to waivers, findings and conditions as stated. Lot size 23.24 acres. Raus seconded the motion and the vote was unanimous with all in favor.

Public Hearing

726 Old County Road (17-005CD-FF) Pursuant to Westport Zoning By-Laws Article 21 for a Common Driveway Special Permit and Article 23 for a Flexible Frontage Special Permit, request by applicant for approval to reduce frontage requirements on a public way in exchange for a corresponding reduction in development density and a common driveway servicing three lots.

Sean Leach from SITEC Engineering was present representing the applicant. The applicant requested relief from the Flexible Frontage Requirements for four lots, two with frontages less than the required 150'.

Lot #	Required Frontage	Proposed Frontage	Area	Continuous Upland Area
Lot 1	150.00'	151.80'	61,229 s.f.	61,229 s.f.
Lot 2	150.00'	150.00'	77,127 s.f.	70,800 s.f.
Lot 3	75.00'	118.53'	126,307 s.f.	33,250 s.f.
Lot 4	50.00'	50.63'	609,981 s.f.	95,700 s.f.

Leach presented a yield plan for the property and explained that the applicant is requesting one less lot than would be allowed by the yield plan. Leach described the existing conditions of the property and improvements made to the land. The limits of clearing were described and noted on the plan. The wetlands and the storm water runoff on the property were described. Discussion ensued. Hartnett read his comments into the record. Hartnett stated that the plan meets the minimum requirements for the Flexible Frontage Special Permit.

Whitin read the Tibbetts reports dated March 13, 2017, and March 21, 2017, into the record. Whitin read the comments from the various Boards into the record.

Leach responded to each of the Tibbetts comments. Leach noted that the maximum clearing is stated on the plan. Raus commented about the speed limit on the road. Cole discussed the option of a denitrifying septic system. Brief discussion ensued over the type of septic system recommended for the location of the property. The plan will be submitted to the Conservation Commission for approval.

Carlos Couto, 14 Miss Rachel Trail, was present to express his concerns over the wetlands in the area. He wanted to ensure that the wetlands were being protected. He noted that the Board had already addressed his concerns.

Hartnett read the proposed Findings and Conditions for the Flexible Frontage Special Permit into the record.

Flexible Frontage

Proposed Findings

The Board found that the reduction in frontage meets the purpose and intent of the Flexible Frontage By-Law by allowing for a better design by providing restrictions on further lot division, limiting areas

to be cleared and reducing the number of house lots, thereby reducing disturbed areas and storm water runoff. The applicant submitted a yield plan showing that a minimum of five lots could be developed under a traditional subdivision, by granting this special permit the applicant would be limited to four lots with designated open space. This would prohibit further subdivisions, limit the land clearing and thereby reduce storm water runoff. The Board found that the Flexible Frontage design standards were utilized to the maximum extent feasible as defined in section 23.3 of the Zoning By-law.

Proposed Conditions

1. A plan suitable for recording (The Form A Plan may be used to meet this Condition) shall be submitted with the following statements and conditions:

- a) "Subject to a Special Permit pursuant to the Town's Flexible Frontage By-Law, Article 23 granted on_____, by the Westport Planning Board and Recorded in the Bristol County Southern District Registry of Deeds in Book _____, Page _____."
- b) "Subject to a Special Permit pursuant to the Town's Common Driveway By-Law, Article 21, granted on_____, by the Westport Planning Board and Recorded in the Bristol County Southern District Registry of Deeds in Book _____, Page _____."
- c) Lots 1,2, 3 & 4 as shown on this plan benefiting from reduced frontage under Zoning By-law, Article 23 shall not be further subdivided and no modification of the clearing restrictions and of the building locations shall occur without a corresponding modification of the Flexible Frontage Permit.
- d) No lot clearing shall begin and no building permits shall be issued for lots 2,3,& 4 as shown on this plan benefiting from reduced frontage under Zoning By-law, Article 23 until the Special Permit has been duly approved, executed and recorded and evidence of the recording of the restrictions has been filed with the Inspector of Buildings.
- e) Clearing areas on lots 2,3 & 4 shall be limited to the common driveway and the areas identified as "Maximum Clearing Limits" for each lot. Maximum building footprints for lots 2, 3 & 4 shall not exceed 5,000 s.f.
- f) Occupancy permits shall not be issued for lots 2,3 & 4 until the common driveway has been constructed. The applicant's engineer shall certify to the Planning Board that the common driveway was built in substantial conformity with the approved design plans and a Form R, Inspection Certificate shall be submitted and signed by a Registered Professional Engineer.
- g) Lots 2, 3 & 4 shall only be accessed from the Common Driveway.
- h) Lots 2, 3 & 4 shall each provide a roof runoff infiltration systems capable of handling a minimum of 1,500 c.f. of roof runoff. The infiltration system shall be installed prior to issuance of an occupancy permit. The applicants engineer shall design, inspect and certify that it was installed.

2. Submittal and recording of a Homeowners Association meeting the conditions of Section 21.3.12 of the Town's Zoning By-laws.

Hartnett read the Common Driveway proposed Findings of Fact, Waivers and Conditions into the record.

Common Driveway

Proposed Findings

The Board found that the project as presented enhances public safety by reducing the number and frequency of points at which vehicles may enter upon the ways used by the public. Lots 2, 3 & 4 will use the common driveway as one access point onto Old County Road. The project as presented, will

preserve, protect and enhance environmentally sensitive land, such as wetlands, by reducing the area of land that is cleared excavated, filled and/or covered with impervious material. The lots will have restrictions limiting the clearing areas and maximum building envelope. The project as presented encourages the protection and preservation of significant features including the large wetland area along the easterly and northerly boundaries of the property.

Proposed Waivers

1. Section 21.3.9 of the Town's Zoning By-laws as it relates to grade.
2. Section 21.3.1 of the Town's Zoning By-laws as it relates to length.

Proposed Conditions

1. A plan suitable for recording (The Form A Plan may be used to meet this Condition) shall be submitted with the following statements and conditions:
 - a) "Subject to a Special Permit pursuant to the Town's Flexible Frontage By-Law, Article 23 granted on_____, by the Westport Planning Board and Recorded in the Bristol County Southern District Registry of Deeds in Book _____, Page _____."
 - b) "Subject to a Special Permit pursuant to the Town's Common Driveway By-Law, Article 21, granted on_____, by the Westport Planning Board and Recorded in the Bristol County Southern District Registry of Deeds in Book _____, Page _____."
 - c) Lots 1,2, 3 & 4 as shown on this plan benefiting from reduced frontage under Zoning By-law, Article 23 shall not be further subdivided and no modification of the clearing restrictions and of the building locations shall occur without a corresponding modification of the Flexible Frontage Permit.
 - d) No lot clearing shall begin and no building permits shall be issued for lots 2,3,& 4 as shown on this plan benefiting from reduced frontage under Zoning By-law, Article 23 until the Special Permit has been duly approved, executed and recorded and evidence of the recording of the restrictions has been filed with the Inspector of Buildings.
 - e) Clearing areas on lots 2,3 & 4 shall be limited to the common driveway and the areas identified as "Maximum Clearing Limits" for each lot. Maximum building footprints for lots 2, 3 & 4 shall not exceed 5,000 s.f.
 - f) Occupancy permits shall not be issued for lots 2,3 & 4 until the common driveway has been constructed. The applicant's engineer shall certify to the Planning Board that the common driveway was built in substantial conformity with the approved design plans and a Form R, Inspection Certificate shall be submitted and signed by a Registered Professional Engineer.
 - g) Lots 2, 3 & 4 shall only be accessed from the Common Driveway.
 - h) Lots 2, 3 & 4 shall each provide a roof runoff infiltration systems capable of handling a minimum of 1,500 c.f. of roof runoff. The infiltration system shall be installed prior to issuance of an occupancy permit. The applicants engineer shall design, inspect and certify that it was installed.
2. Submittal and recording of a Homeowners Association meeting the conditions of Section 21.3.12 of the Town's Zoning By-laws.

Raus motioned to close the public hearings for the Flexible Frontage Special Permit and Common Driveway for **Toufic Raad for property located at 726 Old County Road**, Assessor's Map 34, Lot 46. Cole seconded the motion and the vote was unanimous with all in favor.

Raus motioned to approve the Common Driveway Special Permit for **Toufic Raad for property located at 726 Old County Road**, Assessor's Map 34, Lot 46, pursuant to Westport Zoning By-Laws Article 21 to construct a common driveway servicing three lots subject to waivers findings and conditions as stated. Lot Size 20.08 Acres. Sousa seconded the motion and the vote was unanimous with all in favor.

Raus motioned to approve the Flexible Frontage Special Permit for **Toufic Raad for property located at 726 Old County Road**, Assessor's Map 34, Lot 46, pursuant to Westport Zoning By-Laws Article 23 to reduce frontage requirements on a public way in exchange for a corresponding reduction in development density subject to findings, waivers and conditions. Lot Size 20.08 Acres. Cole seconded the motion and the vote was unanimous with all in favor.

Public Hearing

Gulf Holdings Westport LLC (17-006SPA) Pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, request by applicant to re-construct existing gas station with a convenience store with 9 parking spaces and associated landscaping.

Richard Rheume from Prime Engineering represented the applicant who proposes to demolish the existing kiosk and fuel pump island and rebuild it with updated structures. Richard described the existing conditions on site. He explained that the size of the indoor kiosk will increase and the fuel pumps will double from four to eight with an overhead canopy and fire suppression system. Rheume reviewed the storm water structures proposed for the site and submitted runoff calculations for the Board to review. A landscaping plan was described in detail. A de-nitrifying septic system is proposed for the site.

Whitin read comments from the various Boards and Tibbetts report dated March 16, 2017, into the record. Rheume responded to each of the Tibbetts comments.

Tom Alves, of 630 American Legion Highway Unit 2, was present to express his concerns over pollution, fuel spills, spill containment and an increase in traffic. Alves owns the commercial property next door to the proposed site. Alves was concerned that the site plan proposes to keep the two driveway openings. He stated that the increased traffic could make the two openings dangerous. Alves noted that the road in front of the site is now a legal passing zone and added traffic flow could be even more hazardous than it already is. Alves stated his concern over pollution in consideration that there had been a spill on that site in the past and its proximity to the wetlands.

Carol Mercer of 6 Pine Needle Way with her daughter Lorie Mercer Crocket were present. Crocket's concerns were that her mother's property would flood during construction and potentially after construction of the proposed site. Crocket submitted pictures of her mother's yard which had flooded during the construction of the other business plaza on Route 177 abutting her property. She noted that water also flooded on to Grand Pine Way. Crocket also expressed her concerns for pollution and contamination of the land and surrounding wetlands.

Rheume responded to the comments and concerns from the abutters. He stated that the new fuel tanks and pipes will be double lined and monitored 24 hours a day to ensure that pollution or a spill will not be an issue. Rheume stated that "smooth, safe circulation" was the reason for the two driveway openings, which would allow for fuel trucks and supply trucks to deliver to the site with ease and safety. A traffic study was submitted for the Board to review. Rheume stated that some of the water

flooding on the surrounding property is caused by “poor snow plowing procedures” which causes the snow to cover the drain holes and create flooding. Rheume also noted that any soil on site that was contaminated from the past spill will be excavated from the site and disposed of properly. Cole opined that the proposed plan was not promising and high risk due to the fact that there is a convenience-type store next door to the proposed store on the plan. Raus questioned when the proposed hours of operation would be and Richard stated that he will provide that information at the next meeting. Whitin requested more detailed information on the Storm Scepter System and on actual traffic patterns and possible increases in traffic flow.

Cole motioned to continue the Public Hearing for Gulf Holdings Westport LLC dba Westport Mobil for property located at 634 American Legion Highway, to April 4, 2017, at 6:30 p.m. Raus seconded the motion and the vote was unanimous with all in favor.

SEMALA (15-005SPA) Request by applicant for a Minor Modification to approved Site Plan granted on June 28, 2016 for the SEMALA New Craft Slaughtering & Processing Facility and one auxiliary building. The applicant requests a minor modification to alter the façade to a brick and plaster appearance; a change to the roof height; and to run utilities on customer owned poles vs. underground.

The applicant requested a waiver to underground utilities. Section 22.7.C Performance Standards of the STOD District requires underground utilities for all buildings in the district. The Board may not have the ability to waive this requirement. The applicant can appeal this to the ZBA. The changes to the façade do not appear to be substantially different from the original design.

Andy Burns, President of TLI, “The Livestock Institute”, was present to request a minor site plan modification. Burns noted that the project has hit some major setbacks leading to the request for the modifications to the plan. Burns requested to change the façade of the building and described what it would look like. Burns requested to run the electricity on poles instead of putting the lines underground. The reason for above ground utilities was the cost of installing underground utilities, the cost of future additions to the site and the shape of the driveway, which would cause issues with the underground lines.

Hartnett stated that the underground utilities cannot be waived without a zoning variance due to the requirements under the STOD. Whitin suggested the Board could write a letter to the Zoning Board of Appeals in support of the change to the above ground utilities.

Raus motioned to approve a minor modification to the site plan for SEMALA (Southeastern Massachusetts Livestock Association) to change the roof height and alter the façade to a brick and plaster appearance subject to waivers and conditions as listed in the Decision dated October 6, 2015. Sousa seconded the motion and the vote was unanimous with all in favor.

Public Meeting

Ferreira SPA (16-005SPA-m) 875 State Rd – 15 High Street

At the request of the Board of Selectmen, discussion of the Minor Site Plan pursuant Westport Zoning By-Law Article 15 granted on November 1, 2016 for property located at 878 State Road, Westport and owned by Joseph & Teresa Ferreira of 52 Forsythia Lane, Westport, MA.

Whitin read the Public Meeting Notification into the record. This meeting was organized at the request of the Board of Selectmen to review the approved site plan by the abutters who were notified of tonight's meeting.

On November 1, 2016, the Planning Board approved a minor site plan application for 878 State Road for a determination relative to Site Plan Approval to use the existing 3,500 s.f. building for commercial use and construct driveways and parking areas. The Planning Board's review was limited to the change in use, and a couple of additional parking spaces required by the change of use, the building was already constructed when the plan was presented to the board and the location of parking was limited.

Teresa Ferreira, owner of the property, was present. She also spoke about the history of the plan and property, stating that when she bought the property in 2007, it was advertised as Residential/Commercial. The plans and the septic system plans were drawn up and approved. Ferreira stated that all of the proper permits were pulled before constructing the building. She stated that due to a change in the economy, the building was now too large for just her husband's company. Ferreira decided to rent out half of the building to a tenant who requested the BOS issue a Class 2 License to sell used luxury cars inside the building.

Maureen Pinealt, 26 High Street, was present. She stated that the new building could cause excess dangerous traffic due to the many blind spots on the property. Pinealt stated that the building was supposed to be smaller than it ended up being and the original plan was for the building to be for "personal use and storage" and is now being rented out to a tenant. She also stated that since such a large area has been paved, water flows into her driveway, over the berm that used to hold the water flow out. Hartnett noted that the parking was approved based upon the use of the building and the size of the building.

Danielle Pinealt, 2 High Street, was present. She questioned if the use of the building changed, if the parking would change. Hartnett discussed the parking regulations for different uses. Pinealt stated that there is no clear "in and out" delineated, which would cause dangerous traffic issues. Whitin stated that once the landscaping is completed, the parking lot will be more structured, and the storm water runoff will be more controlled. Pinealt also stated her concern for the loading and unloading of vehicles for the used car business. She stated that during construction, trailers were in the road, causing a road blockage. Pinealt also questioned how the building ended up with two separate addresses. Whitin explained that the property has frontage on two separate roads. Pinealt questioned at what point does the Highway Department decide to add signs to the road as it is being developed.

Claire St. Pierre, 884 State Road, stated her concerns were that the building is not being used for personal use, as it was originally intended. St. Pierre regrets not being informed when the building was being built. She stated that she also holds the same concerns that all of the other abutters that spoke tonight hold. St. Pierre stated that none of the questions or concerns are meant to be personal attacks against Ferreira. St. Pierre stated that she and other abutters questioned the Building Inspector when the building was being constructed, and they were all told that the building was for personal storage.

Rick Jordan, 1 Chestnut Street, was present. He was concerned that the building was constructed without consulting the Building Inspector. Whitin stated that the plans had already been previously approved. Jordan expressed his concerns over the neighborhood, stating that it is a small tight-knit community and now a business is popping up in the middle of it; the safety of the children in the area was a big concern. Jordan stated that he feels like he is being slighted, after being in the area and

paying taxes for thirty years, he and his neighbors still had no voice in the decisions made in his neighborhood. Jordan is also concerned over what the building will be used for once the used car business leaves.

Christina Florez, 20 High Street, was present to represent her mother. She expressed her concern over the safety on the street. With the addition of a used car business, she fears that cars will be constantly test-driven in the road. She states that no stop signs or other traffic calming signs are on the road to slow traffic. She stated that vehicles being loaded and unloaded on the street will be an issue on the road.

Hartnett stated that he will request the Highway Department and the Police Department to review the signage in the area and request that proper signs are added. Hartnett will have the applicant look into where the loading and unloading of the cars will take place. Hartnett noted that all of the cars would be stored inside the building. Hartnett noted that the Board will review regular procedures for all Site Plans; all reviews should have abutter notifications not just for Major Site Plans. He stated that better abutter notifications should be used in the future to avoid situations like this one. Hartnett will also question the Building Inspector where the second level of the building came from.

Danielle Pinealt stated that she and the other abutters will be preparing a letter for the BOS for review.

Cole motioned for the Planning Board to prepare a letter, signed by the Chairman, to send to the BOS regarding the concerns of the abutters. Raus seconded the motion and the vote was unanimous with all in favor.

Administrative Items

a. Silas Brown Inc. (15-011SPA) As-Built Plan submitted.

Hartnett reviewed the plan for the Board, stating that he recommended the final release.

Raus motioned to accept the as-built plans and grant final release of the Site Plan for Silas Brown Inc. for property located at 1151 Main Road, Westport, MA, Assessor's Map 82, Lot 4E. Cole seconded the motion and the vote was unanimous with all in favor.

b. Police Station (17-003SPA) Endorse decision; approval was granted on March 7, 2017.

Decision was endorsed by the board. Plan was approved 3/7/2017.

Town Planner Report

- a. On March 8, 2017, representatives from Community Builders met with Town Departments to review their schedule for the Noquochoke Development. They are hoping to close on the property on May 1, 2017. At this time the agreements required by the Planning Board Special Permit will be provided. Construction is estimated to take between 12 and 14 months to complete. They were informed about the specific requirements for fire protection during construction and were also given information regarding the Town's consultant for construction inspection.
- b. On March 18, 2017, Hartnett attended, along with four of the Board members, the Citizen Planner Training Collaborative. One of the workshops was on Subdivision Securities and the other was on the process for Hiring Consultants for Zoning and Planning Officials. He noted that both were very good and they gave out some good handouts that he will add to the drop box for review.

- c. Tim King and the Water Resource Management Committee have asked Hartnett to work with the Highway Department on the new MS4 permit. Maury May, Roberta Carvalho from the WRWA and Hartnett will be attending a workshop next week in Marlborough on the new permitting requirements. They also just learned that a permit will also be required for this year which is due by May 1, 2017. Hartnett noted that these permits can be time consuming.
- d. Town Meeting is on May 2, 2017, and The Board needs to work on information relating to zoning warrant articles submitted by the Planning Board. Hartnett would suggest that the Board schedule a work session, the week of the April 9th. The Board cannot conduct public hearings on the 11th because that is Election Day.
- e. St. Vincent Property. Hartnett noted that he was looking to schedule a meeting on Wednesday, March 29th, to finalize the review committees recommendation and responsibilities relating to the use of the property.

Any other business that may come before the Board

Cole is planning on inviting the Audubon Society to a future Planning Board Meeting.

Correspondence

- a. AHT Notice. Noted.
- b. ZBA Notice - 4 Main Rd. Noted.

Minutes

March 07, 2017.

Cole motioned to accept the minutes as written. Sousa seconded the motion and the vote was unanimous with all in favor.

Invoices

- \$700.00 - ESRI Yearly License Renewal.
- \$72.90 - Whitin Mileage to CPTC.
- \$72.90 - Raus Mileage to CPTC.
- \$97.35 - WB Mason Office Supplies.

Cole motioned to pay the invoice listed above. De Rego seconded the motion and the vote was unanimous with all in favor.

ADJOURNMENT

Members unanimously voted to adjourn at 10:25 p.m.

Respectfully submitted,
Joan Steadman, Recording Clerk