



TOWN OF WESTPORT
856 Main Road
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PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

January 20, 2015

Chairman James T. Whitin called the meeting to order 6:09 p.m. with Vice-Chairman William Raus, Clerk Elaine Ostroff, Member David Cole, Member Marc De Rego and Town Planner James Hartnett in attendance.

APPOINTMENTS

Pursuant to the provisions of MGL ch. 40A §5 and Article 2.1 of the Westport Zoning Bylaws, the Westport Planning Board held a public hearing to accept public comments on the following proposed amendments to the Town of Westport Zoning By-laws:

Item 1.

Amend Article 4, Section 4.0.1 accessory apartments contained within a single-family dwelling. The proposed changes include reducing the maximum size of the accessory apartment from 900 s.f. to 600 s.f. and defining what is included in calculating gross floor area.

Item 2.

a. Amend Article 4, Section 4.0.1 by allowing a detached accessory apartment by Special Permit from the Zoning Board of Appeals.

b. Amend Table of Use Regulations by adding "Detached Accessory Apartment"

Once approved, articles will be put on the warrant for the Annual Town Meeting where the town will have a chance to vote on their acceptance into the Zoning By-laws. A two thirds majority vote will be needed to pass the By-Law at Town Meeting.

Hartnett explained the purpose and intent of accessory apartments in Westport and then reviewed the rules and regulations for the accessory apartments. He noted that Westport as a community is aging faster than most communities in our area. Ostroff spoke about the importance of "aging in place". Brief discussion ensued. Whitin noted that these articles have to be submitted to the Board of Selectmen after the Planning Board meeting on February 10, 2015, and invited the public to submit any questions or comments to Jim Hartnett at the Planning Board office so they can be reviewed on February 10th 2015.

Raus motioned to continue the Public Hearing on Accessory Apartments to Tuesday, February 10, 2015, at 8:15 p.m. Ostroff seconded the motion and the vote was unanimous with all in favor.

CRANE HILL ESTATES (12-005C) Request by applicant for a partial release of surety.

Alex Stylos the principal of CL Properties LLC, the former owner of the subdivision was present. Whitin read a Tibbetts letter dated January 13, 2015, into the record. Whitin read the Tibbetts estimated cost for roadway completion into the record. A Home Owner's Association was briefly discussed.

Cole spoke about the importance of cluster de-nitrification septic systems due to the proximity of the subdivision to Bread and Cheese Brook. Bread and Cheese Brook is a main source of nitrogen loading into the Westport River.

Raus motioned to endorse the Form O and reduce the surety to \$11,200 for the subdivision entitled "Definitive Subdivision Plan CRANE HILL Westport, MA" dated July 21, 2012, and revised through September 25, 2012. DeRego seconded the motion and the vote was four in favor with Cole opposed.

Any other business that may come before the board.

Cole noted that the upcoming meeting between the Water Resource Management Committee and the Planning Board has been pushed back to March 2015.

Correspondence.

Members reviewed a letter to the Planning Board and to the Narrows Redevelopment Committee from Town Planner Jim Hartnett regarding the next upcoming Master Plan Public Workshop that will be held on February 7, 2015 at the Westport Public Library from 9:00-12:00. The Education Chapter will be the topic of discussion and until now education has not had its own chapter in the Master Plan. Horsely Witten Group will be facilitating the workshop.

Minutes.

None.

Invoices.

None.

ADJOURNMENT

Members unanimously voted to adjourn at 6:42 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk