



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD MEETING

September 21, 2021

Chairman Jim Whitin called the meeting to order at 6:01 p.m. with Vice-Chair Robert Daylor and members John Bullard, Manuel Soares, Mark L. Schmid, and Assistant Town Planner II Nadine Castro, and Assistant Town Planner Amy Messier in attendance.

Chair's Announcement – Under MGL Chapter 30A, section 20(f) – Meeting is being recorded.

Call to order 6:00 p.m.

1. Administrative Items

Amy Messier, the new Assistant Town Planner, was introduced by Chairman Whitin.

- a. Master Plan Review/Update Committee appointments** – Signatures required.
- b. 795 Pine Hill Road (21-017A)** Review and approve Revised Flexible Frontage Special Permit Plan.

Greg Nicholas of Southcoast Engineering was present representing the applicants.

Nicholas presented the revised Flexible Frontage plan as requested by the Board to show the clearing limits.

Motion

Bullard moved to approve the “Flexible Frontage Plan 795 Pine Hill Road Westport, MA” dated June 23, 2021, and revised on September 15, 2021, showing the revised clearing area of 40,000 sq. ft. Seconded by Daylor with all five members in favor.

6:15 p.m. Public Hearing

- 2. Silverback Construction (21-004SPA)** Request by the Applicant to consider the Site Plan Approval for **Silverback Construction Inc.** for property located on the **Northeast corner of Cheryl's Way and Route 177**, Assessor's **Map 28, Lot 17C**, Westport, MA, pursuant to

Westport Zoning By-Law Section 8.7 for Site Plan Review to construct a 2-story commercial building. A total of 16 parking spaces are planned.

Chairman Whitin announced that Silverback Construction was before the Board in June for a Pre-App Consultation.

Steve Gioiosa from Sitec Engineering/Civil & Environmental Consultants, Inc. was present along with the applicants.

Gioiosa commented the property's location was zoned commercial-residential on a 64,000 sq. ft. piece of property along Route 177. A 4,200 sq. ft. metal building would be constructed to house construction equipment with 2,000 sq. ft. of office space on the second floor.

Whitin asked where the emergency spillway would go. Gioiosa commented it would go down gradient into the wetlands but he will review the design plans again to find out where the pipe is located.

Schmid voiced his concern regarding the note that the leaching field did not line up with the existing pipes. According to Gioiosa, the pipes were in the area of the existing pipes +/- 10 feet.

Bullard and other members were concerned the southeastern storage area may accumulate items not often used. Gioiosa would speak with his client to see if the storage area could be reduced. Bullard would also like to add a condition to the plan to include "toxic materials cannot be placed in the storage area" due to being a permeable area.

Daylor recommended reviewing the drainage design and the storage area elevation.

Members of the Board suggested paving to the entrance of the driveway. Due to the commercial activity, filing for a curb cut permit from MassDOT would be necessary, according to Soares.

Whitin read Field Engineering's comments dated September 3, 2021, into the record.

1. Cheryl's Way subdivision plan shows additional drainage structures that should be shown on the plan. Outfall to detention basin should show inverts and outlet to wetlands.
2. Board may want to continue paving Cheryl's Way to the Northerly side of the driveway entrance.
3. Design plans for Cheryl's Way show a 12" ADS pipe with an inlet at the entrance of the paved apron.
4. The engineer should inspect the existing drainage on Cheryl's Way to make sure it is clear and functioning as designed.
5. The size of the drain pipe leaving the parking area should be shown on sheet SG-1.
6. What will be stored in the crushed stone storage area, should this area be paved.
7. Landscaping - The landscape buffer along the easterly property line should be 10' if abutting a residential use (20.6.1.b). The applicant is providing a 5' buffer with a black vinyl chain-link fence. The gravel storage area drops 3-4' from the property line. Can the fence be moved away from the property line to provide a wider buffer?
8. The plan shows minimal street frontage landscaped buffer, 20' is required (sec 20.6.1.C). There is a provision in this section to waive this requirement if landscaping is included in the street layout. This is a state highway layout and there is approximately 35' of existing vegetation between the pavement and the parking area.

9. Lighting – Lighting on the plan appears to be limited to 6 wall pack lights. A light fixture cut sheet should be added to the plan detail sheet.
10. The plan does not show any signage.
11. The plan sheet, SG-1, shows concrete curbing around the perimeter of the parking lot.

Motion

Bullard moved to continue Silverback Construction to October 5, 2021, at 6:20 p.m. Seconded by Daylor with all five members in favor.

3. Correspondence

None

4. Minutes

- a. September 7, 2021

Motion

Bullard moved to approve the September 7, 2021 minutes as written. Seconded by Daylor with all five members in favor.

5. Invoices

- a. Hartnett's phone expense for July/August - \$100

Motion

Bullard moved to approve the phone expense of \$100 for July/August for Hartnett. Seconded by Daylor with all five members in favor.

- b. WB Mason - \$64.44 –(\$6.24 AAA batteries) & (\$58.20 note pads, 2022 calendar)

Motion

Bullard moved to approve the W.B. Mason invoice for \$64.44. Seconded by Daylor with all five members in favor.

6. Planner's Report

7. Short/Long-term Planning Discussions

8. Matters not reasonably anticipated

Adjournment

The members unanimously adjourned at 7:52 p.m.

Respectfully submitted,

James Hartnett, Town Planner
Nadine Castro, Assistant Town Planner II