

# TOWN OF WESTPORT PLANNING BOARD



## MEETING MINUTES

March 8, 2022

### PLANNING BOARD MEETING

Chairman Jim Whitin called the meeting to order at 6:04 p.m. with Vice-Chair Robert Daylor and members John Bullard, Manuel Soares, and Assistant Town Planner Amy Messier in attendance. Schmid was absent.

**Chair's Announcement** – Under MGL Chapter 30A, section 20(f) – The Meeting was recorded.

#### Call to order 6:00 p.m.

#### **1. Administrative Items**

- a. 978 Solar Development, LLC (21-005SP)** Accept Site Plan withdrawal from Borrego.

#### **Motion**

Bullard moved to grant the applicant's request to permit the withdrawal without prejudice for the Borrego Solar Systems, Inc. applications for a Large Scale Solar Energy System Special Permit and the Low Impact Development Site Plan. Seconded by Daylor with all four members in favor.

- b. Stone Ridge (22-002PAC)** Requested by Richard LeBlanc to discuss a Special Permit for a 39 Unit Independent Living Facility, Map 21 Lot 8A, on approximately 15 acres of undeveloped land.

Bill Smith, of Civil Engineering Concepts, Attorney Mark Levin, from Attorney Levin and Levin, and the applicant, Richard Leblanc were present.

Smith gave a quick overview of the plan revisions. Several stormwater solutions, such as rain gardens and bio-retention spaces, would be spread around the development. They proposed multiple septic systems for the project rather than a single system as a safety measure in case one fails. Walking trails are being proposed surrounding the property rather than sidewalks.

The Board agreed that the key challenges that need to be addressed are frontage, sidewalks, and increase open space significantly.

#### **6:15 p.m. Public Hearing**

- 2. Isidoro Court (21-002C)** *(continued from March 23, 2021, April 20, 2021, July 13, 2021, August 10, 2021, October 5, 2021, November 2, 2021, January 11, 2022, January 25, 2022)*

Request by the applicant to consider a definitive subdivision plan entitled **"Definitive Subdivision Plan of Isidoro Court in Westport, Massachusetts"** prepared for **Anthony Medeiros** and located at 93 Fisher Road, Map 40 Lot 30D, proposing to divide the property into two (2) lots.

#### **Motion**

Bullard moved to continue the public hearing to April 5, 2022, at 6:30 p.m. Seconded by Daylor with all four members in favor.

**6:30 p.m. Public Hearing**

3. Plante – 0 Cornell Road (21-006SP)(continued from December 14, 2021, January 11, 2022, January 25, 2022, February 8, 2022)

Request by the applicant to consider the Special Permit applications of Lisa A. Plante for property located between 277 and 349 Cornell Road, Westport, MA 02790, Assessor's Map 81, Lots 3, pursuant to Westport Zoning By-Law Section 8.5 Special Permit for Common Driveway and Section 8.6 Special Permit for a Flexible Frontage requesting approval to reduce otherwise applicable frontage requirements on a public way in exchange for a corresponding reduction in development density and the construction of a common driveway servicing two residential lots.

The applicant requested a continuance.

**Motion**

At the request of the applicant, Bullard moved to continue the public hearing to April 19, 2022, at 6:30 p.m. Seconded by Daylor with all four members in favor.

4. Assistant Planner's Report

Ms. Messier provided an overview of ongoing projects.

- Ms. Messier will be applying to the District Local Technical Support program to offset the costs of SRPEDD's support for the Housing Production Plan (HPP), which is set to expire in June 2022. Whitin suggested contacting Jennifer Goldson of SRPEDD, who supported Westport with the last HPP, to get an estimate of the cost to update the program.
- Ms. Messier is working together with Jim Hartnett, the Town Administrator, to apply for an EOI for the Route 6 zoning study and will contact Russel Burke to discuss a suggested budget amount to add to the grant.
- On-line permitting demo

Whitin talked with the Finance Committee Chair, and she will suggest to the committee that the Town Planner position be funded at \$95,000 with ARPA funds for three years; the Town Administrator on board.

5. Minutes

a. February 22, 2022

**Motion**

Bullard moved to approve the minutes of February 22, 2022, as written. Seconded by Daylor with all four members in favor.

6. Correspondence

None

7. Invoices

a. Chronicle By-Law advertising 3/2/22 & 3/9/22 - \$709.30

**Motion**

Bullard moved to approve the By-Law order confirmation for \$709.30. Seconded by Daylor with all four members in favor.

8. Short/Long-term Planning Discussions
  - a. Housing Production Plan – Refer to the Assistant Town Planner’s report.

**ADJOURNMENT**

The members unanimously voted to adjourn at 7:21 p.m.

Respectfully submitted,

*Nadine Castro*

Nadine Castro, Assistant Town Planner II

**NOTE: *Agenda is subject to change***

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**NEXT MEETINGS:**

PLANNING BOARD: March 22, 2022 @ 6:00 P.M.

WORK SESSION: ?