

TOWN OF WESTPORT PLANNING BOARD



MEETING MINUTES April 19, 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, Mark L. Schmid, and Assistant Town Planner Amy Messier in attendance.

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

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

- a. **CVE North America (18-003SP)** (*continued from April 5, 2022*) Tootell Way regarding the use of herbicides.
- b. **Coastal Healing, LLC (19-015SP)** Sign Form G for deposit of Surety. *Noted.*

6:15 p.m. Public Hearing

2. **Westport Horizons Development Corp. – Oakridge (06-001SPA-Major)**(*continued from February 22, 2022*)

Request by Applicant for approval of a Major Site Plan for Oakridge: A Private Community. Assessors Map 21 Lots 4 & 4A to eliminate the sidewalk along common driveways in place of gravel walking paths through the site.

The applicant requested a continuance to the June meeting.

Motion

At the request of the applicant, Bullard moved to continue the public hearing for Westport Horizons Development Corp. (Oakridge) to June 21, 2022, at 6:15 p.m. Seconded by Daylor with all five members in favor.

6:20 p.m. Public Hearing

3. **Ironwood Renewables, LLC (21-001SP)** (*Continued from May 11, 2021, July 13, 2021, August 10, 2021, October 5, 2021, December 14, 2021, January 25, 2022, April 5, 2022*)

Request by the applicant to consider the Special Permit and Site Plan Approval Low Impact Development applications for Ironwood Renewables, LLC. for property owned by Randy S. & Patricia A. Mayall, Trustees of the Mayall Family Trust, and located on the west side of Horseneck Road between 1227-A and 1143 Horseneck Road, Assessor's Map 76, Lot 69S. Pursuant to Westport Zoning By-Laws Section 8.2 Low Impact Development and Section 9.6 Large Scale Solar Energy System, the applicant requests permission to construct a solar energy system of approximately 5.26 Megawatts DC, lot size of 45 acres.

Hamilton Carrier, of Gadus Solar, LLC, Merrill Read of Biodiversity Research Institute (BRI), and Greg Dixon of Krebs & Lansing Consulting Engineers, Inc. were present representing Gadus Solar, LLC. Carrier commented an email was submitted on April 14, 2022, to address the comments and concerns from the April 5, 2022 meeting. Gadus Solar hired Rupert Grantham of Walden Forest Conservation Consulting to address the tree caliper concerns. Carrier mentioned that the waiver request was removed. Captain Brisk met with Hamilton and Dixon on April 13th to discuss the battery storage facility and followed up with a letter dated April 18, 2022, stating the project can proceed; a battery storage permit would be provided once the specifications and plans are submitted post-construction.

Whitin read a letter from Field Eng. dated April 19, 2022, into the record.

Daylor read his letter to the Chair dated April 19, 2022, regarding his review of the revised drainage plans into the record.

Soares suggested that the Building Department secure all state, local, and federal permits before issuing a building permit as a Condition of Approval.

Schmid inquired about the possibility of further upgrades to the utility lines. Carrier stated that there is a strong likelihood that the lines would be upgraded for the infrastructure and Gadus Solar LLC would absorb the cost after being approved by the DOER. Schmid would like the issue of a Building Permit to be contingent on final approval of the inter-connect to be included as a Condition.

The members agreed to have a visual of the new Eversource poles and lines.

Whitin read an email from Susan Wathen and Alex Preston dated April 19, 2022, into the record.

Attorney Kelly from KSP Law was present representing Ron, Betsey, and Joshua Small along with additional neighbors. Attorney Kelly stated that archeological investigations should be completed before approval.

Patricia Mayall of 124 Milton Street, Fall River was present. Ms. Mayall highlighted how installing solar panels on her property would benefit Westport.

Heather Bellavance was present. Ms. Bellavance questioned if the solar by-law revisions that will be discussed at the Town meeting would have any impact on this or future projects.

Schmid voiced his concern about the environmental impact on the Let and the River.

Motion

Daylor moved to continue the public hearing on Ironwood Renewables, LLC to May 10, 2022, at 6:15 p.m. Seconded by Bullard with all five members in favor.

6:30 p.m. Public Hearing

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

Motion

At the request of the applicant, Bullard moved to continue the 0 Cornell Road hearing to May 10, 2022, at 6:45 p.m. Seconded by Daylor with all five members in favor.

6:35 p.m. Public Hearing

4. 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, March 8, 2022, April 5, 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.

Steve Gioiosa from Sitec/CEC was present representing the applicant. He gave a brief overview of the project including past concerns. Gioiosa referenced the Field Engineering’s March 11, 2022 peer review.

Motion to approve

Bullard moved to approve the 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 including the waivers as stated on the plan dated September 28, 2020, and revised through December 15, 2021. Seconded by Daylor with all five members in favor.

6. Assistant Planner’s report

- Messier reached out to Mass Audubon regarding spraying herbicides for CVE
- Coastal Healing submitted a \$50,000 check and the Planning Board could request additional funds if needed. Soares added that no surety should be released until the sidewalk is complete.
- Work session – re-organization of the Board.

7. Correspondence

None

8. Minutes

None.

9. Invoices

- a. WB Mason - \$22.22 (headphones)

Motion

Bullard moved to approve the WB Mason invoice for \$22.22. Seconded by Daylor with all five members in favor.

10. Short/Long-term Planning Discussions

Whitin mentioned the Finance Committee has added the Town Planners salary back on the warrant as a line item for Town Meeting.

ADJOURNMENT

The members unanimously adjourned at 8:20 p.m.

Respectfully submitted,



Nadine Castro, Assistant Town Planner II

NOTE: *Agenda is subject to change*

NEXT MEETINGS:

PLANNING BOARD: May 10, 2022, at 6:00 P.M.

WORK SESSION: ?