

**TOWN OF WESTPORT
PLANNING BOARD**

APPROVED



**WORK SESSION
MEETING MINUTES
November 29, 2022**

PLANNING BOARD WORK SESSION

Chairman Jim Whitin called the meeting to order at 5:09 p.m. with Vice-Chair Robert Daylor and members John Bullard, Mark L. Schmid, Town Planner, Michael Burris were in attendance. Manuel Soares was absent.

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

Call to order 6:00 p.m.

1. Administrative Items

- a. Potential Town Meeting 2023 Zoning updates
 - Michael Burris provided an update on prospective zoning bylaw revisions for Town Meeting 2023. Neither the ZBA nor Ralph Souza requested any revisions to the zoning bylaws.

Items in the Zoning By-laws that the Planning Board would like to have updated. Whitin asked Burris to research the language other towns are using in Solar By-Laws.

Schmid and Daylor requested progress updates for the solar portion of the annual report, as well as other projects, the status of each project and whether they were prolonged due to COVID 19.

Discussion items:

- Bullard suggested hiring a third-party electrical inspector specializing in solar and paid for by the developer, for scaling down the project.
- Connections from the solar array into the electrical network should be underground
- Keep the language the same as municipal property to work it into Large-Scale solar. The solar to have the burden of figuring out how much the bond will cost in the future. extend decommissioning surety language to large-scale solar development
- Connections from the solar array into the electrical network should be underground to the greatest extent feasible
- Decommissioning: Extend decommissioning surety language to large-scale solar development.

Short/long-range planning efforts. Preparing surveying/data collection for 2023 Town Meeting

- Have an OSRD “by right” and make a subdivision by a Special Permit to allow more dense housing such as duplexes or townhouses.
- Density bonus for community on-site sewer, sidewalks, etc. more units for amenities when
- Open space - How can the town or a municipal entity help finance the septic installation.
- Cost of a community septic system offset by the value of the potential increased development
- Public participation at town meeting to post their concerns, ideas, and future visions on a board in the lobby to kick off discussions for the 2024 Town Meeting
- Update Open Space Residential Development regulations
- Update wording to clarify density language
- Update the Zoning By-Laws to reflect the change that was made in the Subdivision Rules & Regulations sidewalk language.

Motion

Bullard motioned to amend the motion of the Subdivision Regulations of November 15, 2022, to change the word houses to lots. Seconded by Daylor. Motion carried unanimously.

ADJOURNMENT

The members unanimously adjourned at 6:35 p.m.

Respectfully submitted,

Michael Burris, Town Planner
Nadine Castro, Assistant Town Planner II

NOTE: *Agenda is subject to change*

NEXT MEETINGS:

PLANNING BOARD: January 10, 2023 @ 6:00 P.M.

WORK SESSION: ?