



PLANNING BOARD MEETING MINUTES

Date/time of Meeting: November 14, 2023, at 6:00 p.m.

Place: Town Hall Annex, 856 Main Road

Call to order: The regular meeting of the Westport Planning Board was called to order at 6:06 PM by Chairman, Jim Whitin.

ATTENDEES

Chairman Jim Whitin, Vice-Chair Robert Daylor, and members John Bullard, Manuel Soares, Town Planner, Michael Burris, Assistant Town Planner - Amy Messier via Google Meet

ABSENT

Mark L. Schmid

Chair's Announcement – Under M.G.L. Chapter 30A, section 20(f) – The meeting was recorded.

1. Administrative Items

- a.** Approve the 2024 Planning Board Meeting Calendar.

The members reviewed the 2024 Planning Board calendar dates and will take it under advisement.

- b. Approval Not Required (ANR) – (23-038A)** AP87 Lot 48B & 48C Approval Not Required Plan of Land, Westport, MA Request by applicant for endorsement of a 2-lot plan of land located at 416 River Road and 0 Puddingstone Lane, Assessors Map 87 Lots 48B & 48C.

Sean Leach of Northeast Engineers and Consulting was present on behalf of Richard Beers. Leach stated that the land swap involves 2,182 sq. ft. between Lot 48B and 48C to rectify the overlapping of the two non-conforming lots, where the existing leaching field encroaches onto Lot 48C.

Motion

Bullard moved to approve the endorsement of the plan entitled “AP87 Lot 48B & 48C Approval Not Required Plan of Land, Westport, MA” because the plan complies with the provisions of MGL Ch. 41 Section 81P. Seconded by Daylor with all four members in favor.

- c. 431 Fisher Road LLC (20-002C)** Stacy Lane Subdivision: Lot and Surety Release Request

Burris stated that the applicant has requested the release of Lot 10 and a \$100,000 surety from the Stacy Lane subdivision. Burris provided a summary of S.W. Cole's Summary Report dated November 13, 2023, and commented that there were several outstanding items. As a result, he recommended denying the request for release based on S.W. Cole's report.

Motion

Bullard moved take under advisement to not release Lot 10, nor the \$100,000 surety until further progress is made. Seconded by Daylor with all four members in favor.

2. 6:15 p.m. Public Hearing

a. Cory Ridge Estates (23-035C) Request by the applicant to consider a definitive subdivision plan entitled "Definitive Subdivision "Cory Ridge Estates", located at 265 Cornell Road, A.P. 81, Lot 4, proposing to divide the property into four (4) lots.

Jon Connell of Northeast Engineers and Consultants on behalf of Brian Giblin of 265 Cornell Road. Connell gave a summary of the proposed four-lot subdivision.

Daylor asked Leach to explain the reason for the request of the 20' waiver of the graveled way. Leach commented that the 16' width including the shoulder would be adequate for the Fire Truck.

Peter Desjardin of 270 Cornell Road was present. Desjardin inquired about the capacity of the drainage basins to withstand heavy rainfall and raised concerns about the long-term maintenance of the detention basin, specifically regarding the responsibility. Whitin stated that it would be the responsibility of the Homeowner's Association of the subdivision to maintain the drainage and road.

Sarah Desjardin-Rigoli, who lives at 270 Cornell Road, expressed concern about the safety of the vehicles exiting the driveway because of the curve and grade of the road.

Clement Desjardin of 247 Cornell Road mentioned after reviewing the plan that the leech pit was in the drainage easement. He asked if a tree protection plan could be put in place to protect the shared red oak tree between the two properties.

Emily Powers of 273 Cornell Road was present.

Deborah Drinker 248 Cornell Road was present and voiced her concern about driving safety.

The Chairman mentioned that letters were submitted for the record from Louise Desjardins and Jacques Brunswick of 259 Cornell Road, and Justin and Lorine Tripp of 277 Cornell Road. Burris read Ms. Tripp's letter into the record.

Connell read and discussed the requested waivers.

Motion

Bullard moved to continue the public hearing of Cory Ridge Estates to January 23, 2024, at 6:15 p.m. Seconded by Daylor with all four members in favor.

3. 6:30 p.m. Public Hearing

a. Plat 21 Lot 8A – Mello's Way (23-028SPA-LID-Minor) *(continued from October 3, 2023)*

Bill Smith of Civil Engineering Concepts was present on behalf of the applicant. The owner of the property doesn't want to install any gates on the property and will not be planting any native plant species. The stone wall on Chabot Street has been replaced. Smith read the S.W. Cole review dated September 21, 2023.

Burris questioned if the submission met the Low Impact Density zoning bylaw standards and he feels that it does not. He mentioned that the applicant would need to go before the Zoning Board of Appeals to request the waivers because it is an after-the-fact LID filing, the Planning Board can't provide waivers.

Thomas Loughman of 54 Light House Lane was present. He pointed out that the grading on the western side of the property is higher and it is causing flooding.

Daylor suggested returning to the board with a solution for the drainage problem caused by the clearing.

Motion

Bullard moved to continue the public hearings for Plat 21 Lot 8A – Mello's Way to February 20, 2024, at 6:15 p.m. Seconded by Daylor with all four members in favor.

4. Planners report

- i. Municipal Vulnerability Preparedness Action Grants
Burris mentioned an Expression of Interest will be submitted for engineering design funds to partner with Buzzards Bay Coalition and Westport Land Conservation Trust.
- ii. Municipal Vulnerability Preparedness Program 2.0 Update – Kick-off meeting is December 18, 2023.
- iii. Route 6 Rezoning: Public Meeting Recap – The BSC Group presented an overview of the project on November 2, 2023.
- iv. Short-Term Rental Committee Update – Will be reviewing the draft by-law on December 7, 2023.
- v. Southeastern Regional Planning and Economic Development District Priority Protection and Priority Development Areas – Ross Moran, Chris Capone, Michael Burris, and Jim Whitin discussed which areas of town should be represented.
- vi. Planning Board Budget – no changes were proposed for the FY25 budget except for salary increases.
- vii. Consulting Engineer Request for Proposals – We have issued an RFP for Peer Reviewing Consulting services because the Peer Reviewer from S.W. Cole is retiring.

5. Correspondence

- a. Zoning Board of Appeals notices *Noted.*

6. Approve Minutes

October 3, 2023

October 17, 2023

Motion

Bullard moved to approve the October 3, 2023 minutes as written. Seconded by Daylor with all four in favor.

Motion

Bullard moved to approve the October 17, 2023 minutes as written. Seconded by Daylor with Soares, Bullard in favor. Whitin abstained.

7. Invoices

East Bay Media – Route 6 Re-zoning Ad - \$115.00

Motion

Bullard moved to approve the invoice of \$115.00 for East Bay Media.

8. Topics not reasonably anticipated forty-eight (48) hours before the meeting.

None

ADJOURNMENT

The Board members unanimously adjourned at 8:14 p.m.

Respectfully submitted,



Nadine Castro, Assistant Town Planner II

NOTE: *Agenda is subject to change*

NEXT MEETINGS:

PLANNING BOARD: November 28, 2023

WORK SESSION: ?