



**PLANNING BOARD
MEETING MINUTES**

Date/time of Meeting: January 23, 2024, 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 6:02 PM by Chairman, Jim Whitin.

ATTENDEES

Chairman Jim Whitin, Vice-Chair Bob Daylor, and members, John Bullard, Manuel Soares, Mark L. Schmid, and Michael Burris – Town Planner, Amy Messier - Assistant Town Planner

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

1. Administrative Items

- a. Approval Not Required (ANR) – 1058 State Road (24-001A)** Request by applicant for endorsement of a boundary line adjustment of land located at 1058 State Road, Assessors Map 12 Lot 3.

The applicant proposed a boundary line adjustment providing approximately 10,677 S.F. to Map 12 Lot 21B from Map 12 Lot 3. Whitin asked if the applicant had permission from the lot owner to create the new lot. Ms. Messier mentioned there is documentation in the file.

Ms. Messier recommended endorsing the Plan for 1058 State Road because it met the requirements of an ANR.

Motion to Approve

Bullard moved to endorse the plan entitled “*Approval Not Required Plan – 1058 State Road Assessors Map 12 Lot 3, Westport Massachusetts*” because the plan complies with the provisions of MGL Ch. 41 Section 81P. Seconded by Daylor with all five members in favor.

- b. Approval Not Required (ANR) – A.P. 63, Lot 18 (24-002A)** Request by the applicant for endorsement of a 1-lot plan of land to correct the issue of #10 Elise Michelle Way, to comply with the Zoning by adding Parcel A to A.P. 63 Lot 16 from A.P. 63, Lot 18.

The applicant proposed a boundary line adjustment providing approximately 54,286 s.f. to Map 63 Lot 16 from Map 63 Lot 18.

Sean Leach from Northeast Engineers attended the meeting on behalf of the applicant. During the meeting, Leach stated that the purpose of the plan was to rectify an encroachment issue, whereby the house was on the property line. The proposed plan would create a conforming lot with frontage on Elise Michelle Way.

Ms. Messier recommended endorsing the plan because it met the requirements of an ANR.

Motion to Approve

Bullard moved to endorse the plan entitled “*Approval Not Required Plan of Land in Westport, MA Showing a division of a portion of A.P. 63 Lot 18*” because the plan complies with the provisions of MGL Ch. 41 Section 81P. Seconded by Daylor with all five members in favor.

c. 309 Gifford Road – (22-004 SP-FF) Vote to approve the HOA amendment to remove Lot 103C from the HOA Agreement.

Ms. Messier mentioned that the applicant wishes to amend the “Carvalho Farm Home Owners’ Association and By-Laws” because Lot 103C was mistakenly included in the document.

Motion

Bullard moved to approve the removal of Lot 103C from “Amendment to Carvalho Farm Home Owners’ Association and By-Laws Preface” dated January 12, 2024. Seconded by Daylor. Daylor, Bullard, Schmid, Soares: Yea. Whitin: Nay.

d. Stoneridge ILF – (23-002SP) Closeout & Release Consultant Review Funds in the amount of \$5,000.00 + interest for Stoneridge: A Private Community Map 21 Lot 8A

Motion

Bullard moved to release the inspection funds of \$5,000 + interest for “*Stoneridge: A Private Community, Map 21, Lot 8A, Mello’s Way & Chabot Street, Westport, Massachusetts.*” Seconded by Daylor with all five members in favor.

e. Inheritance Lane – (23-010C) Vote to accept the surety estimate as provided by S.W. Cole

Ms. Messier read the S.W. Cole progress report and surety estimate dated January 18, 2024, into the record.

Motion

Bullard moved to accept the surety estimate of \$133,000 for Inheritance Lane as provided by S.W. Cole. Seconded by Daylor with all five members in favor.

2. 6:15 p.m. Public Hearing

a. Cory Ridge Estates (23-035C) (continued from November 14, 2023) 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.

The applicant required a continuance.

Sean Leach of Northeast Engineers was present on behalf of the applicant. Leach mentioned that the abutter's concerns with saving the tree and S.W. Cole’s comments have been addressed. He mentioned that the percolation test was not addressed because the Planning Board cannot condition a perc test for approval of a Definitive Subdivision. Leach mentioned that two waivers have been requested for the width of the road and one fillet.

Motion for a Continuance

Bullard moved to continue the public hearing for Cory Ridge Estates to **March 19, 2024, at 6:15 p.m.** Seconded by Daylor with all five members in favor.

3. 6:30 p.m. Public Hearing

a. **435 Old Harbor Road (23-037SPA)** (continued from January 9, 2024) Request by the applicant to consider converting the existing residence into an adolescent education and housing facility.

The applicant required a continuance.

Motion for a Continuance

Bullard moved to continue the public hearing for 435 Old Harbor Road to **March 19, 2024, at 6:30 p.m.** Seconded by Daylor with all five members in favor.

4. 6:45 p.m. Public Hearing

a. Salty Breeze, Inc. (23-032SPA-SP-RM) (continued from October 17, 2023, December 12, 2023) Request by the applicant to remodel the vacant parcel for a recreational marijuana dispensary.

The applicant required a continuance.

Motion for a Continuance

Bullard moved to continue the Public Hearing for Salty Breeze, Inc. to **March 19, 2024, at 6:45 p.m.** Seconded by Daylor with all five members in favor.

5. Planners report

i. Burris mentioned the proposed extension of the Quequechan Rail Trail at the January 9th meeting that would extend the distance of 1,200 feet further into Westport to Old Bedford Road. He is requesting their support to allot \$5,000 in matching funds for the extension. Burris is partnering with the Bike/Walking Path Committee for the project. He also approached the Select Board on January 22, 2024, seeking their endorsement for the same. The South Coast Bikeway Alliance has committed to contributing \$5,000 towards the project. Additionally, they would be applying for a grant of approximately \$60,000 in total. Upon receiving the grant, a Request for Proposal would be circulated to find a consulting engineer to assist with site assessments for a conceptual design to be included in the Transportation Improvement Program (TIP). Before proceeding further with future extensions of the planned bikeway, it is necessary to discuss the safe crossing of the bike path over Route Six with MassDOT.

Motion

Bullard moved to provide a support letter and provide \$5,000 of match out of the MS4 grant to extend the Quequechan Rail Trail to Old Bedford Road. Seconded by Daylor with all five members in favor.

ii. Burris updated the Board on the Hazard Mitigation Plan meeting. The planning office is awaiting the executed contract and Notice to Proceed.

Burris mentioned that Ms. Messier, along with the Buzzards Bay Coalition, applied for a \$50,000 grant through the Buzzards Bay National Estuaries Program to research replacing culverts at Cornell Road at Angeline Brook, Drift Road at Lyons Brook, and Drift Road at Snell Creek for stormwater improvements as well as cold water passages for trout wildlife. Buzzards Bay Coalition will contribute \$35,000, for a total of \$85,000.

6. Correspondence

None.

7. Minutes

January 9, 2024

Motion

Daylor motioned to approve the minutes from January 9, 2024 but requested that it be noted that Bullard was present. Seconded by Bullard with all five members voting in favor of approving the minutes.

8. Invoices

East Bay Media – Bed and Breakfast Amendments \$123.00

Motion

Bullard moved to approve the invoice of \$123.00 for East Bay Media. Seconded by Daylor with all five members in favor.

9. Matters not reasonably anticipated within 48 hours

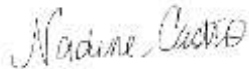
Burris contacted Senator Rodrigues' and Representative Schmid's staff to schedule a working session with other town departments and environmental groups to discuss East Beach's future.

Whitin would like to discuss long-term plans for Beach Avenue and other barrier beach areas to potentially receive an MVP grant to reimagine Beach Avenue.

10. ADJOURNMENT

The Board unanimously agreed to adjourn at 7:23 p.m.

Respectfully submitted,



Nadine Castro
Assistant Town Planner II