

PLANNING BOARD  
MEETING MINUTES

Date/time of Meeting: February 6, 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 6:00 PM by Chairman, Jim Whitin.

**ATTENDEES**

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

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

**1. Administrative Items**

**a. Soules Way Solar (20-005-SP-S)** Applicant is requesting a 12-month extension

Richard Tabaczynski of Atlantic Design Engineers, was present on behalf of the applicant, requesting a 12-month extension of the Special Permit because of a delay with interconnection issues prevented construction from starting before March 4, 2024 when the permit was due to expire. Ms. Messier recommended to the Board that the Special Permit for Large Scale Solar be extended until March 4, 2025. She added that they had also resubmitted an application for site plan approval—low impact development—on February 6, 2024 because the SPA-LID had also expired.

**Motion to Approve (Twelve Month Extension)**

Bullard moved to grant a twelve-month (12) extension for the Special Permit Large Scale Solar for Soules Way from March 4, 2024, to March 4, 2025. Seconded by Daylor with all five members in favor.

**b. Westport Harbor Water Study – Final report**

Ms. Messier provided a brief overview of the final report prepared by Weston and Sampson that was submitted on January 25, 2024, regarding the future development of a potential community ground water supply source for the Westport Harbor area. There were eight potential well sites capable of meeting the demands of the Westport Harbor Water Association system and possibly the pond meadow system located at 755 River Road private property.

**c. Peer Reviewer – Consulting Engineer Proposal**

Burris mentioned there was a Request for Proposal was put out for a new Consulting Engineer company because S.W. Cole will no longer be taking on any new Peer Reviewing projects due to their increase in their work load. MBL Land Development submitted a proposal and demonstrated a strong background in civil engineering and came recommended by S.W. Cole who is the out-going Peer Reviewer.

## **Motion**

Bullard moved to retain the services MBL Land Development based on the planners review and evaluation. Seconded by Daylor with all five members in favor.

### **d. 0 Division Road (22-001SP) S.W. Cole Construction Report**

Ms. Messier stated that development has commenced on the 359 Division Road large-scale solar project (a.k.a. Borrego, 978 Solar Development, LLC II), and that the peer reviewer is being informed on a weekly basis.

### **2. 6:15 p.m. Public Hearing**

a. Plat 52 Lot 20A (23-031C) (continued from October 17, 2023, December 12, 2023, February 6, 2024) Marcotte Drive - 0 Drift Road. Located between 278 Drift Road and 312 Drift Road.

Attorney Kevin Medeiros, with an office located at 286 Union Street in New Bedford, along with Matthew Pike of Southcoast Engineering on behalf of the applicant. Attorney Medeiros gave an overview of the project. Pike mentioned the access is from Drift Road via a 10' wide gravel cart path and the existing lots are undeveloped and contains approximately 16 acres with 2.5 acres are wetlands. Proposing a 40' wide layout with a 22' wide paved way for nine single family residences. Pike addressed the storm-water concerns the Board made at the December 12, 2023 meeting and seven waivers were requested.

Whitin questioned why there wasn't enough space for the fillet at the Marcotte Drive entry when the ANR design was presented and authorized to avoid further waivers. Pike noted that the ANR was submitted for another applicant who had other plans for the land.

David Dorsky of 11 Fallon Drive explained why he opposed the Marcotte development.

Jake McGuigan of 397 Drift Road was present. He expressed his concern about the subdivision's dense development and stated that the drainage system was the only change made to the previous meeting's design, which left the density of the houses unaddressed. He suggested a hydrology study performed.

Assistant Planner Messier suggested that the public hearing be continued so that the engineer could amend the plan in response to the concerns made tonight by the abutters, the Board, and the Peer Reviewer. She suggested changing the project's scope to make it more appropriate for the community. Only in the public interest should waivers be granted, Burris mentioned.

Bullard stated that he disagreed with the plan's design and that a revised version of the plan should take into consideration the feedback that was given tonight.

Schmid stated that the applicant could reasonably develop the site with four lots, stating that fewer lots and a higher quality product could yield similar profits. Whitin and Bullard concurred.

## **Motion**

Bullard moved to continue the public hearing for Marcotte Drive – 0 Drift Road to April 23, 2024 at 6:15 p.m. seconded by Daylor with all five members in favor.

### **3. Planners report**

a. Municipal Vulnerability Program Action Grant – Expression of Interest

Burris gave an update to the Board about the EOI that will be submitted for the MVP Action Grant.

b. MassTrails Grant

Burris mentioned to the Board that the MassTrails Grant was submitted.

c. District Local Technical Assistance

Burris added that he applied to Southeastern Regional Planning and Economic Development District's DLTA program to help wrap up the Housing Production Plan along and to help the Conservation Commission and Land Trust renew the Open Space plan that expired in the fall of 2023.

d. East Beach – Pre-Meeting Planning

Burris mentioned a meeting will take place on March 1, 2024 with Senator Rodrigues & Representative Schmid at 10:00 a.m. at the Town Hall in the Select Board's meeting room to discuss the town's approach for East Beach.

Bullard stated that the Climate Resilience Committee will be meeting on February 16 to talk about coastal resilience. There will also be a special meeting in March to continue the conversation and decide how best to advise the Board and what actions the town should take. He said that everyone is welcome to join the CRC online meeting and gave them instructions on how to obtain the necessary information.

Whitin shared with the audience that the Select Board requested strategies for the future of East Beach due to two storms that impacted East Beach recently. He said they got one of the \$50,000 grants to assess the East Beach area and find ways to prevent erosion and storms. The MVP report proposed to lift East Beach Road and make a road dam to support the area as a short-term solution, but they did not get the grant for that. Whitin said he met Courtney Rocha, an MVP coordinator, at a meeting and she suggested that applying for an MVP grant to finance a managed retreat might be a good option to help residents get some money for their lot, instead of letting the ocean take it.

Kevin Curt, of 598 Sanford Road, stated that he owns a lot on East Beach and is the current President of the East Beach Improvement Association. He stated that all septic systems and Notices of Intents are documented, in good working order, and filed with the Board of Health for East Beach residents. He mentioned that he would like to participate in any East Beach-related meetings.

Arthur DeMello Jr., 5 Crescent Drive, who also owns property at 30 East Beach Road. He was in favor of replenishing the beach.

Paul Albernaz, 18 Carlos Estates Drive, Berkley, MA and also owns property at 18 East Beach Road was present. He was also in favor of replenishing the beach.

**4. Minutes**

January 18, 2024 – Work Session

January 23, 2024

**Motion**

Bullard moved to approve the January 18, 2024 work session minutes as written. Seconded by Daylor with Whitin, Daylor, Schmid, and Bullard in favor. Soares was abstained.

**Motion**

Bullard moved to approve the January 23, 2024 minutes as written. Seconded by Daylor with all five members in favor.

**5. Invoices**

- a. EastBay Media – Zoning By-Law amendment ad - \$328.00

Bullard moved to approve the EastBay Media invoice of \$328.00. Seconded by Daylor with all five members in favor.

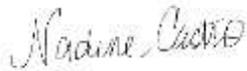
- 6. Topics not reasonably anticipated forty-eight (48) hours before the meeting.  
None.

- 7. Short/Long-term Planning Discussions  
Soares mentioned he spoke with the owners of the properties that the pump station for the Route 6 Water-Sewer project

**ADJOURNMENT**

The Board members unanimously adjourned at 8:37 p.m.

Respectfully submitted,



Nadine Castro

**NEXT MEETINGS:**

- Planning Board: February 20, 2024 at 6:00 p.m.
- Public Hearings: [6:15] – Mello’s Way LID  
[6:30] – Rosewood Lane  
[6:45] – Zoning By-Law amendments

NOTE: Agenda is subject to change

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**NEXT MEETINGS:**

- PLANNING BOARD: March 19, 2024, @ 6:00 P.M.
- WORK SESSION: ?