



TOWN OF WESTPORT
856 Main Road
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PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

July 26, 2016

Chairman James T. Whitin called the meeting to order 6:19 p.m. with Vice-Chairman William Raus, Clerk Marc De Rego, Member David Cole and Town Planner James Hartnett in attendance. Member Andrew Sousa arrived at 6:32 p.m.

Approval Not Required (ANR) Utter/Washburn(16-008A). Request by applicant for endorsement of a 2-lot plan of land located on Scotch Pine Lane, Assessors' Map 83 Lot 160.

Mark Boucher from Boucher & Heures presented the plan to the Board. Boucher stated that the applicant requested the lot to be divided into two parcels. Parcel A will be combined with the adjacent lot which has an existing dwelling on it. The remaining Parcel B would be considered not buildable due to its lack of frontage and area. Hartnett recommended endorsement stating that the plan meets all the requirements for an Approval Not Required.

Cole motioned to endorse the plan entitled "Approval Not Required Plan of Land in Westport Massachusetts Plat 86, Lot 160" prepared for Robert D. Utter & Loraine Washburn, because it complies with the provisions of MGL Ch 41 Section 81P and is not a subdivision as defined under the subdivision control law. De Rego seconded the motion and the vote was unanimous with all in favor.

Carvalho Lane (12-004C) Request by applicant for a covenant extension.

Joaquim Carvalho was present to update the Board on the progress taking place on Carvalho Lane, seeking a covenant extension. Carvalho described work to be completed this year including the digging of the drainage areas and the placement of the electrical lines. Carvalho noted that he had met with the gas company recently, and noted that Tibbetts has been making regular inspections. Hartnett noted that he visited Carvalho Lane recently and described the condition to the Board, stating that the covenant expires July 30, 2016.

Raus motioned to extend the covenant for the plan entitled "Definitive Subdivision Plan of Carvalho Lane Westport MA" prepared for Joaquim Carvalho dated March 6, 2012, to July 30, 2017. Cole seconded the motion and the vote was four in favor with Sousa abstaining.

Tobin & Brusell Streets (07-006C) Request by applicant for release of remaining consultant review and surety funds held for the completed subdivision.

Hartnett noted that the last inspection report for Tobin Street was completed by Tibbetts on October 21, 2010. Hartnett stated that the original owner, Fred Walters, has passed away but was foreclosed upon by Ken Chase of Atlas Mortgage while still living. Hartnett noted that from reading previous Planning Board Minutes, he believes that the remaining funds could be released to Ken Chase from Atlas Mortgage - who was present for the meeting. On July 20, 2010, Mr. Walters was at the meeting and stated that he was in agreement that the funds should be released to Mr. Chase, Atlas Mortgage. Discussion ensued over the existing condition of the roadways.

Raus motioned to give final approval to the subdivision, entitled "Definitive Plan of Land Tobin & Brussel St in Westport, MA" to Atlas Mortgage subject to re grading of the gravel road on Brussel Street. Cole seconded the motion and the vote was unanimous with all in favor.

Raus motioned to give final approval to the subdivision and release the surety in the amount of \$3,500 plus accrued interest and endorse the Form O, releasing Lots A & B from the Form F covenant dated March 25, 2008, for the subdivision entitled "Definitive Plan of Land Tobin & Brussel Streets in Westport, MA". De Rego seconded the motion and the vote was unanimous with all in favor.

Raus motioned to give final release of the surety in the amount of \$6,000 plus accrued interest and release of the balance in the inspection account approximately \$2,450 for the Brussel Street portion of the subdivision entitled "Definitive Plan of Land Tobin & Brussel St in Westport, MA" to Atlas Mortgage subject to re grading of the gravel road on Brussel Street. Cole seconded the motion and the vote was unanimous with all in favor.

Town Planner report.

1. Tim King had asked Hartnett to meet with the departments regarding the parking issues at the Head of Westport. Hartnett noted that the preliminary meeting was held this afternoon. Hartnett noted that an engineer will be called in to help define what can be done in the area to improve the parking issues. SRPEDD will also be involved in the process.
2. Hartnett noted that he met with a couple of members of the BOS and department heads regarding the Route 177 property and farming issues. At this point the Planning Board does not have any authority or oversight for what has been happening on the site.
3. Tim King had asked Hartnett to research the auto sales tax over the last 24 months to see if they were increasing at the state level. King was looking to get a better projection for the Town's expected auto excise taxes. Hartnett was able to get this information from the state monthly blue book reports and provided King with graphs including the 12 month moving average.
4. Hartnett noted that he had heard back from Matt Antonio the developer of "Private Acres". Antonio stated that he has been busy at other locations but is planning on finishing up the subdivision in August.
5. Hartnett met with Ed Ferreira, Chair of the Agricultural Commission, to discuss the Master Plan, nitrogen loading and to revisit the recent changes to the Agricultural By-Laws. The Planning Board has been invited to an Ag Com Meeting in September.

Administrative Items:

- a. Discussion on appointment of the water resource POC. Board members requested that Hartnett become the Point of Contact for the water resource related issues. Sousa stated that this should fall under the Water Resource Management Committee. Discussion ensued.

Cole motioned that James Hartnett be the point of contact for the Water Resource Management Committee. De Rego seconded the motion and the vote was four in favor with Sousa opposing.

- b. Rules & Regulations; Cul-de-sac.

After brief discussion, Board members decided to discuss the rules and regulations of cul-de-sacs at a future meeting.

Any other business that may come before the Board.

None.

Correspondence.

- a. WFD – Emergency Apparatus Access. Hartnett stated that in summary there are several issues – the drainage and the cul-de-sac design itself. He asked if the Board had a sense of how they would like to

see designs of cul-de-sacs. The Board asked to have formal recommendations from Fire and Highway. Hartnett will notify the departments to see if they could meet with the Board at the August 9th work session.

b. BOS to US Fish & Wildlife re: Coastal Barrier Resource System. Noted.

c. Buzzards Bay Coalition urging the EPA to approve TMDLs Slocums & Little Rivers Embayment. Noted.

Minutes.

None.

Invoices.

Postage re-imburement to Hartnett \$20.21 Raus motioned to approve reimbursement. Cole seconded the motion and the vote was unanimous with all in favor.

ADJOURNMENT

Members unanimously voted to adjourn at 8:47 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk