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|  | **TOWN OF WESTPORT**  **856 Main Road**  **Westport, Massachusetts 02790** PLANNING BOARD | **Tel. (508) 636-1037**  **Fax (508) 636-1031** |

**PLANNING BOARD MEETING MINUTES April 24, 2018**

Chairman James T. Whitin called the meeting to order at 4:07 pm with, Members Marc De Rego and Robert Daylor and Town Planner James Hartnett. Vice-Chair David Cole joined the meeting at 4:14 p.m. Member Andrew Sousa was absent.

**Administrative Items**

1. Assistant Planner II – Applicant Nadine Castro was present to interview for the position of Assistant Planner II. Mrs. Castro reviewed her experience working for Globe Manufacturing, the City of Fall River and the Westport Assessor’s office. She explained that she enjoyed working with maps as part of her job at the assessor’s office, she was responsible for updating the department’s web page and is very knowledgeable about office software. Whitin and Daylor explained some of the responsibilities of the position and the need to file applications in a timely manner. Mrs. Castro stated that she would like the position but do to commitments outside of work, she would not be able to attend night meetings. The Board agreed to meet on May 1st to make the final decision and Mrs. Castro agreed to this. Hartnett will send a letter to the Town Administrator requesting an extension of time until May 1, 2018.
2. Review meeting notes from April 17, 2018. – The Planning Board reviewed the notes from the meeting held on April 17, 2018. Because a quorum was not present on the 17th the Board reconsidered and took new action on all items.
3. Francis Estates (17-0016C-OSRD/IHSP) Continuation/Time Extension

At the request of the applicant, DeRego moved to grant the extension of time and continue the OSRD and Inclusionary Housing hearings until May 15, 2018, at 6:15 pm. Seconded by Cole. The vote was unanimous with DeRego, Cole and Whitin voting in favor.

1. ATM Preparation/review of articles

* Article 4 - General Budget Zoning By Law Revision $40,000 – Whitin noted that this was included in the general budget but the Board has not seen the latest version of the budget. Hartnett stated that the purpose of the revisions would be to address inconsistencies between the state law and local regulations, review non-conforming uses and structures, re-organize the regulations, modernize the wording and permitted uses and reduce the number of appeals and litigation.
* Article 16 - $20,000 for Grant Funding Match – Whitin stated that he would move this article and speak on it at Town Meeting.
* Article 17 - $150,000 SRF Funding – The Board reviewed the latest slides updated by Cole. Cole stated that the slides have been changed slightly and they have been reviewed by Phil Weinberg and Daylor, the Board agreed that Cole would present this at Town Meeting.
* Article 22 – Recreational Marijuana Town Bylaw Prohibition (BOS) – The Board agreed not to take a position on this but members discussed the possibility of them addressing Town Meeting as individuals.
* Article 23 – Recreational Marijuana Zoning Bylaw Prohibition (BOS) Planning Board
* Article 24 – RM Regulations (Planning Board)
* Article 25 – RM Use Table (Planning Board)
* Article 26 – RM Definitions (Planning Board)
* Article 27 – RM Home Occupation (Planning Board)
* Article 28 – RM Moratorium (Planning Board)

The Board agreed that if Article 22 fails at Town Meeting, they would Passover Article 23 and seek to get Articles 24-27 approved as presented in the warrant. If the articles get amended or changed at Town Meeting the Board would consider recommending the Moratorium Article.

Whitin and DeRego stated that they were not in favor of the prohibition but the Board should give recommendations on the zoning articles. Whitin agreed to present the Marijuana Zoning Articles at Town Meeting. Cole, DeRego and Whitin agreed that some of the decisions would have to wait until Town meeting and those decisions would be based on how the earlier articles were voted on.

* Articles 31&32 – Wildberry Way Street Acceptance (Planning Board) – The Board previously recommended acceptance.
* Article 34 – Abandoment/discontinuance Adamsville Road (Planning Board) – The Board recommended Abandonment/Discontinuance.

**Approval Not Required (ANR)**Plante (18-007A) Request by applicant for endorsement of a 2-lot plan of land located at 28 – 38 Main Road Assessors’ Map 51 Lots 8C & 8D.

DeRego moved to approve endorsement of the plan entitled “Plan of Land, 28 and 38 Main Road, Westport, MA for Raymond Plante,” dated April 7, 2018, because it complies with the provisions of MGL Ch 41 Section 81P. Seconded by Cole. The vote was unanimous with DeRego, Cole and Whitin voting in favor.

**Adamsville Road Abandonment/ Discontinuance**

Jeffrey Fitton and his engineer Sean Leach were present to address the Board on this matter. Hartnett stated that this discontinuance was discussed with Town Counsel on Wednesday, April 18, 2018. Town Counsel expressed concerns with the lack of information regarding the previous takings and noted that the Town could be liable for damages if it affects property values. Daylor reviewed the revised plan showing the different layouts over the years. Whitin noted that the old layouts are a problem at other locations along Adamsville Road and the Town should address those problems as well. Hartnett noted that the layout dates in the warrant article are not the same as shown on the plan.

Whitin motioned to recommend to the Board of Selectmen that the Planning Board has no objection to the abandonment/ discontinuance of the way. Seconded by Daylor. The vote was unanimous with all four in favor.

**Lawton Trust/Hickory Lane.** *Continued from March 6, 2018 pending submittal of survey plan from developer.* Request by Attorney Corey to discuss improper and unpermitted construction of permanent structures within the layout of Hickory Lane.

DeRego moved to continue this matter to May 15, 2018. Seconded by Cole. The vote was unanimous with DeRego, Cole and Whitin voting in favor.

**Matters not reasonably anticipated.**

None

**Correspondence.**

1. ZBA Decision for Joan Casey-Amaral, 581A,B & C Drift Road - Noted
2. ZBA Notice of public hearing for Kerian And Kristin Fennelly, 2065 Main Road - Noted
3. FEMA –Preliminary Flood Insurance Rate Map Changes - Noted
4. Dedee Shattuck – Change in parking spaces, 1 Partners Lane - Noted
5. Chapter 91 License – Geoff Cornell, 1782 Drift Road - Noted
6. Chapter 91 License – Douglas Palmer, 412, 416 River Road - Noted
7. Chapter 91 License – PJP Realty Trust, 1838 Drift Road - Noted
8. Chapter 91 License – Charlotte p. Roy, Palmer Lane – Noted

**Minutes.**

April 3, 2018 – DeRego motioned to approve the minutes. Seconded by Cole. The vote was unanimous with DeRego, Cole and Whitin voting in favor.

**INVOICES**

W.B. Mason $46.16- DeRego motioned to approve the invoice. Seconded by Cole. The vote was unanimous with DeRego, Cole and Whitin voting in favor.

**ADJOURNMENT**

Members unanimously adjourned at 6:11 pm

Respectfully submitted,

James Hartnett, Town Planner