



TOWN OF WESTPORT
856 Main Road
Westport, Massachusetts 02790
PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

March 07, 2017

Chairman James T. Whitin called the meeting to order 6:09 p.m. with, Clerk Marc De Rego, Member David Cole, Member Andrew Sousa and Town Planner James Hartnett in attendance. Vice-Chairman William Raus arrived at 6: 30 p.m.

Old County Estates (14-006C) Request to tie in sub-drain to catch basin.

Hartnett read a letter dated March 3, 2017 from Steve Gioiosa of SITEC Inc. requesting on behalf of his client, that the Planning Board permit the connection of a foundation sub-drain into the existing catch basin in Joanne's Way. Hartnett described the existing conditions on the lot stating that the ground floor floods during heavy rain events. Hartnett noted that since the road is still private and under the jurisdiction of the Planning Board, connection would require approval from the Planning Board. Hartnett recommended approval. Discussion ensued. The Board suggested that the applicant consider alternative options and submit a plan with more detailed information on the current conditions and where the connections would be made.

Administrative Items:

- a. Endorse Decision & Plans for Minor Modification BWC Bass River LLC. Blossom Road "A" (16-003SP-LID-S). Members endorsed Decisions and Plans.
- b. DLTA update. Hartnett submitted an application to SRPEDD for the District Local Technical Assistance grant for assistance in the application preparation for the Community Compact Cabinet to help identify and prioritize community best practices..

Correspondence.

- a. Housing Specialist memo. Memo from Leonardi Array from the Housing Department- regarding the testing for the public water supply process. Noted.
- b. Ms4 Memo from B Taber. Natural Estuary Committee. Conference at the end of March. Noted.
- c. Little Compton notice of Public Hearing. Amendment to subdivision regulation to allow Chairman to sign plans needing to be recorded. Noted.
- d. WPA photos of site. Photos of solar project on Rt. 177 showing progress of work.
- e. Letter from Allen & Major to BOH re Noquochoke. Letter indicates requirements were met for nitrogen loading.
- f. ZBA Notice of Public Hearings: 1). BWC CT River Adirondack Ln. Special Permit Hearing March 29, 2017, at 7:00 p.m. & 2). 246 Howland Road- April 5, 2017. Noted.
- g. Letter from Bob Carrigg regarding the lighting at 999 Main Road, Drew's Marine (15-007SPA Carricorp) Hartnett read letter from Carrigg into the record which addressed the intention of correcting the lighting issues. The applicant will return to the Planning Board once work is completed. Discussion ensued.

Public Hearing

Police Station and Communication Center (17-003SPA) *Continued from February 21, 2017.* Request by the Town of Westport pursuant to Westport Zoning By-Laws Article 15 Site Plan Approval, to construct a new Police Station and Communication Center with associated parking located at 54 Hix Bridge Road, Assessor's Map 54, Lot 40.

Jeff Howland from J-H Engineering was present. The septic system was discussed for the 27 acre plan. The proposed system was designed to minimize the operation and maintenance for the Police Department. He noted that the Police Dept. did not want a pump system and that the soil quality on site was poor, which limited the locations for the septic system. Howland noted that the system is 40% smaller than a conventional "pipe and stone" system. Project Manager Paul Griffin was present and discussed the budget concerns for the building plans. Cole stated that there are de-nitrifying systems that need to be explored as options for the septic system. Cole asked for a list of the septic system designs that have been considered by the Project Manager. Griffin stated that the project has already gone out for the public bidding process, even though the plan has not been approved by the Planning Board, in order to meet deadlines.

Jeff McAraby from Tectron Architects was present to further discuss the budget with the Planning Board. Discussion ensued regarding the budget requirements. Howland discussed the option of solar panels for the plan, stating that the provisions are ready for solar, but solar panels are not included in part of the bidding process taking place at this time. The department will be eligible for credits if the solar panels are added after the project is completed. Howland stated that Tibbetts commented about the drainage and sent a report dated March 1, 2017. Howland discussed the comments in the report and discussed the elevations on the site. The uses for the garage were described as general maintenance purposes such as bulbs, radio installations and tire chain installations. The landscaping and the proposed classroom/conference room are shown on the plans as "design alternates", and will be added if the budget allows. As parking was discussed, the inside layout of the building rooms were listed with some examples; holding area, booking area, evidentiary storage, weapons storage, records storage, dispatcher center, roll call room, public interview room and multiple office and shared office areas. Hartnett noted that the number of parking spaces had been approved by the Building Inspector on February 22, 2017.

Landscaping was discussed. The photometric plan for the site was discussed, noting that all proposed lights are LED style lights. Howland noted that the Fire Department and the Police Department will share a dumpster. The outdoor signage for the plan was discussed. Hartnett stated that Tibbetts responded to the revised drainage plans, and read their comments into the record. Whitin read comments from the various Boards into the record. Hartnett stated that this was not a special permit request and the design of the septic system could not be a condition of approval. Hartnett read his comments into the record:

This is a continuation of the public hearing for the proposed police station from the February 21, 2017 meeting. The following has taken place since that meeting:

1. February 22, 2017 -Ralph Souza, Building Commissioner approved the number of parking spaces in a memo dated February 22, 2017.
2. Drainage design was submitted to Tibbetts Engineering for review.
3. March 1, 2017 - Tibbetts review letter dated March 1, 2017.
4. March 2, 2017 - the Police Chief, project manager and design engineers met with Chris Capone and myself to review Tibbetts comments and outstanding issues noted at the last Planning Board meeting.
5. March 3, 2017 - JH Engineering responded to questions raised by the Planning Board in a letter dated March 3, 2017.
6. March 5, 2017 -JH Engineering responded to Tibbetts review in a letter dated March 5, 2017.
7. March 6, 2017 – JH Engineering submitted to revised plans and drainage calculations to Tibbetts and the Planning Board.
8. March 7, 2017 – Tibbetts second review states *"The proposed stormwater management system provides adequate treatment of stormwater runoff quality and quantity in accordance with the Board's Rules and Regulations and Mass DEP Stormwater Management Policy."*

Additional Comments:

- a. The addition, landscaping and fencing are considered Add-Alternates and may not be constructed as part of the bid package.
- b. Note 4 on JH Engineering letter to the Planning Board should be changed to reference the correct elevation and catch basin (typos).
- c. There is a detail of a sub-drain but it could not be located it on the plan view. Jeff Howland stated that they had originally proposed sub-drains but did not include them in the final design.
- d. **Lighting** – The engineer submitted cut sheets and a Site Lighting Photometrics plan on February 15, 2017 which appears to comply with the site plan regulations. The lighting plan shows two lights in the layout of Hix Bridge Road. They may have done this to avoid the existing drainage swale and piping in that area. There are currently no lights there now and it is currently a problem for the fire department. Eliminating these two light fixtures may be possible.
- e. **Public Water Supply** – The location of the proposed well and permitted uses within the protected radius should be confirmed. A note has been added to the plan stating that the “Final Location to be Determined”

Hartnett read the requested waiver into the record:

Waiver

1. Section 20.3.f Curb cut in excess of 24’

Hartnett read the sample Findings of Fact into the record.

Sample Findings of Fact

1. The project as presented protects adjoining premises by avoiding adverse effects on the natural environment and abutters. Buffer for abutters has been adequately addressed &/or provided as required under Zoning By-law §15.4.2. Lighting specifications and photometrics are noted in the plan set and are adequate for the building and parking areas.
2. The project as presented provides for convenient and safe vehicular and pedestrian movement and that the locations of driveway openings are convenient and safe in relation to vehicular and pedestrian traffic circulation, including emergency vehicles, on or adjoining the site. Provisions have been made for off-street loading and unloading as required under Zoning By-law §15.4.3.
3. The project as presented provides an adequate arrangement of parking and loading spaces in relation to proposed uses of the premises.
4. The project as presented provides adequate methods of disposal of refuse or other wastes resulting from the uses permitted on the site.
5. The project as presented complies with all applicable requirements of this By-Law, the Rules and Regulations of Site Plan Approval, and the Rules and Regulations Governing the Subdivision of Land (to the extent applicable), unless explicitly waived by the Planning Board.

Hartnett read the sample Conditions into the record.

Sample Conditions

1. The applicant shall, as a condition of this approval, install and maintain the stormwater system at all times. In addition there shall be no negative impacts off-site resulting from the stormwater system.

2. Any changes to the approved site plan shall require additional Planning Board approval.
3. Upon completion of the construction, the applicant shall submit an as-built plan to the Planning Board for review and approval.

Cole motioned to recommend that the applicant explore the possibility of a de-nitrifying septic system. De Rego seconded the motion and the vote was unanimous with all in favor.

Cole motioned to add the condition "The landscaping shall be provided as shown on sheet L.1.0-Landscaping Plan Details. There was no second to the motion.

De Rego motioned to accept the Findings of Fact and Conditions as read. Sousa seconded the motion. Cole commented that he did not agree with Findings of Fact number one or number four.

Finding number one was discussed. Cole opined that excess nitrogen was being added to the environment, and that the disposal of human waste was not adequate. Cole motioned that the statement -"with the exception of the method of septic treatment" be added to Finding number one. De Rego seconded the motion and the vote was unanimous with all in favor.

Finding number four was discussed. Cole motioned that the statement "with the exception of human waste" be added to Finding number four. De Rego seconded the motion and the vote was unanimous with all in favor.

Cole motioned to accept the Findings of Fact as amended. De Rego seconded the motion and the vote was unanimous with all in favor.

Cole motioned to approve the four Conditions as read by Hartnett including landscaping as shown on the plan. Sousa seconded the motion and the vote was unanimous with all in favor.

Cole motioned to close the Public Hearing for the Police Station. De Rego seconded the motion and the vote was unanimous with all in favor.

Raus motioned to approve the Site Plan application of the Town of Westport, pursuant to Westport Zoning By-Laws Article 15 Site Plan Approval, to construct a new Police Station located on Hix Bridge Road between 54 Hix Bridge Road and Route 88, Assessor's Map 54, Lot 40 subject to waivers, findings and conditions as stated. Cole seconded the motion and the vote was unanimous with all in favor.

Public Hearing

BWC Hamilton Brook LLC. Blossom Rd "B" c/o Bluewave Capital (17-001SP-LID-S) *Continued from February 21, 2017.* Request by Applicant pursuant to Westport Zoning By-Laws Article 20 Low Impact Development and Article 24 Large Scale Solar Energy System to construct a 7 Megawatt fixed array solar energy system between 15 and 85 Blossom Road Assessor's Map 2, Lot 17.

Rich Riccio from Field Engineering Co. Inc. was present on behalf of BWC Hamilton Brook LLC. Riccio stated that the Conservation Commission issued an Order of Conditions for the project based on the current site plans. Riccio reviewed the changes to the plan as requested by Hartnett and Tibbetts. Riccio noted that one row of solar panels was moved to a different location to allow for more vegetative buffering in the southeast corner. Riccio submitted a diagram showing the topography of the site and showing the new line of site from the southeast corner after the changes were made. The revisions to the site layout plan were discussed. A gate was added to the end of one access driveway, which will also include an identification sign. Riccio discussed a plan profile for the proposed access road as suggested

by Tibbetts and reviewed additional plantings added for buffering and for additional habitat value. Minor changes to the drainage details were discussed. Riccio noted that the sign dimensions were also added to the plan. A minor change to the turnaround was also discussed.

Hartnett read a report from Tibbetts dated March 3, 2017, into the record. Whitin read the 2nd review comments and recommendation for approval from the Conservation Commission Agent into the record. Hartnett read the waivers, sample findings and conditions for each Special Permit into the record: LID and Large Scale Solar.

Low Impact Development Special Permit:

Requested LID Waiver

Section 20.10.5 (D) Waiver from the requirement for LID management easements.

Sample LID Findings

The plan as presented meets the intent and purpose of the LID By-Law by reducing the adverse impacts of soil erosion, sedimentation and stormwater runoff. The stormwater design minimizes nonpoint source pollution and provides groundwater recharge where appropriate. LID design standards were utilized to the maximum extent feasible as defined in Section 20.5 of the Zoning By-law.

Sample LID Conditions

1. The site shall be developed in accordance with the erosion control notes listed on sheet N-1 of the plans.
2. As-built plans shall be submitted and approved by the building inspector and the planning board prior to issuance of an occupancy permit.
3. The project shall conform to the stormwater facility operation/maintenance plan as noted on sheet N-1 of the plans.

Large Scale Solar Special Permit:

Requested Solar Waivers

Section 24.3.9 (F) Waiver of requirement of a photometric plan.

Section 24.3.9 (M) Waiver of requirement for water provisions.

Section 24.3.9 (N) Waiver from requirement to show all trees of 6" caliper.

Section 24.3.8 Waiver from dimensional requirements setbacks and screening.

Sample Solar Findings of Fact

1. The project as presented meets the requirements of section 24.3 of the Town's Zoning By-Laws for Large Scale Solar Energy Systems.
2. The project as presented meets standards for placement, design, construction, operation and minimizes impacts on environmental, scenic, natural and historic resources.

Sample Solar Conditions

1. Prior to issuance of a building permit the applicant shall submit the following to the building inspector:
 - a. An emergency response plan showing all means of shutting down the solar installation.
 - b. Name and contact information of the person answerable to inquires throughout the life of the installation.
 - c. Proof of liability insurance throughout the life of the system.
2. The Fire Chief shall review and approve the emergency response plan and site access plan prior to the issuance of a building permit. Site access shall be maintained to a level acceptable to the Fire Chief as provided in the emergency response plan. The petitioner and/or any subsequent owner are responsible for the cost of access road maintenance. All access codes and keys shall be provided to the Fire Chief.
3. The applicant shall install a Key Lock Box on the entrance gate to provide for emergency access for the Westport Fire Department. The entrance gate shall be a minimum of 20' wide.
4. The address shall be posted at the beginning of the driveway at Blossom Road as required by the Westport Fire Department.
5. As-built plans shall be submitted and approved by the building inspector and the planning board prior to issuance of an occupancy permit.
6. All material modifications as determined by the Building Inspector for the Large Scale Solar Energy System made after the issuance of the required building permit shall require approval by the Planning Board.
7. All construction activity shall occur between the hours of 7 a.m. and 5 p.m. on Monday through Saturday only. Construction activity includes staging, deliveries, equipment warm up, or other supporting construction activities.
8. Once the project is complete, there will be no outside storage of equipment, hazardous materials or excess solar panels on the site.
9. Vegetation control on the site shall be mechanical only and no pesticides or other chemical products shall be used.
10. A non-illuminated sign not exceeding four square feet in area shall be installed on the entrance gate identifying the owner and/or operator of the solar installation and a 24-hour emergency contact telephone number.
11. The site shall be developed in accordance with the erosion control notes listed on sheet N-1 of the plans.
12. If the owner and/or operator changes, notice shall be given to the Building Inspector, Fire Department and Planning Board with the contact information of the new owner/operator within one month of the change in ownership and/or operations.
13. Prior to the issuance of the occupancy permit the Town Planner shall conduct a field inspection of the perimeter to identify areas that may need additional plantings for screening. The owner shall install plantings as directed by the Town Planner.
14. The buffer area shall be clearly marked prior to any tree cutting.
15. Prior to commencement of work, the approved plan shall be submitted to the Board's Consultant Engineer. The Applicant shall be responsible for reasonable costs associated with construction observation/inspection services during the construction phase.
16. The proposed evergreen planting on the north side of the access drive near Blossom Road shall be a minimum of 4' in height at the time of planting.

Raus motioned to close the public hearings for the Low Impact Development (LID) Site Plan Approval and the Special Permit for a Large Scale Solar Energy System, for BWC Hamilton Brook LLC c/o BlueWave Capital. Cole seconded the motion and the vote was unanimous with all in favor.

Raus motioned to approve the Low Impact Development (LID) Site Plan Approval for BWC Hamilton Brook LLC c/o BlueWave Capital, for property owned by Sampson Farm LP c/o April Wordell Sampson. Located on easterly side of Blossom Road between 15 and 85 Blossom Road, Assessor's Map 2, Lot 17, pursuant to Westport Zoning By-Laws Article 20 Low Impact Development subject to waivers and conditions, as the plan presented meets the intent and purpose of the LID By-law by reducing the adverse impacts of soil erosion, sedimentation and storm water runoff. LID site design standards were utilized to the maximum extent feasible as defined in section 20.5 of the Zoning By-law. Cole seconded the motion and the vote was unanimous with all in favor.

Raus motioned to approve the Special Permit application for a Large Scale Solar Energy System for BWC Hamilton Brook LLC c/o BlueWave Capital, for property owned by Sampson Farm LP c/o April Wordell Sampson, located on easterly side of Blossom Road between 15 and 85 Blossom Road, Assessor's Map 2, Lot 17, pursuant to Westport Zoning By-Laws Article 24 subject to findings, conditions and waivers. Cole seconded the motion and the vote was unanimous with all in favor.

Public Hearing

BWC Connecticut River LLC Adirondack Lane "A" and "B" c/o Bluewave Capital (17-002SP-LID-S) *Continued from February 21, 2017.* Request by Applicant pursuant to Westport Zoning By-Laws Article 20 Low Impact Development and Article 24 Large Scale Solar Energy System to construct a 6.5 Megawatt fixed array solar energy system on the easterly side of Adirondack Lane, Assessor's Map 1, Lots 13 and 14.

Rich Riccio from Field Engineering Co. Inc. was present on behalf of BWC Hamilton Brook LLC. Riccio stated that the Conservation Commission issued an Order of Conditions for the project based on the current site plans. Riccio reviewed the changes to the plan as requested by Hartnett and Tibbetts. The audible radii around the two equipment pads was increased and noted on the plans. The site plan was also revised to show property line dimensions and a 50' paved apron at the end of the driveway. Riccio noted that the drainage was reviewed again and the dimensions of the driveway turnaround were slightly revised. He stated that a gate was added to the end of the driveway with proper signage added as well.

Hartnett read the report from Tibbetts dated march 3, 2017, into the record. Whitin read 2nd review comments from the Conservation Commission Agent into the record. Hartnett read the waivers, findings and conditions for each Special Permit into the record: LID and Large Scale Solar.

Low Impact Development Special Permit:

Requested Waiver

Section 20.10.5 (D) Waiver from the requirement for LID management easements.

Sample LID Findings

The plan as presented meets the intent and purpose of the LID By-Law by reducing the adverse impacts of soil erosion, sedimentation and stormwater runoff. The stormwater design minimizes nonpoint source pollution and provides groundwater recharge where appropriate. LID design standards were utilized to the maximum extent feasible as defined in Section 20.5 of the Zoning By-law.

Sample LID Conditions

1. The site shall be developed in accordance with the erosion control notes listed on sheet N-1 of the plans.
2. As-built plans shall be submitted and approved by the building inspector and the planning board prior to issuance of an occupancy permit.
3. The project shall conform to the stormwater facility operation/maintenance plan as noted on sheet N-1 of the plans.

Large Scale Solar Special Permit:

Requested Solar Waivers

Section 24.3.9 (F) Waiver of requirement of a photometric plan.

Section 24.3.9 (M) Waiver of requirement for water provisions.

Section 24.3.9 (N) Waiver from requirement to show all trees of 6" caliper.

Section 24.3.8 Waiver from dimensional requirements setbacks and screening.

Section 24.3.11 (D) Waiver of 25' wide setback.

Sample Solar Findings of Fact

1. The project as presented meets the requirements of section 24.3 of the Town's Zoning By-Laws for Large Scale Solar Energy Systems.
2. The project as presented meets standards for placement, design, construction, operation and minimizes impacts on environmental, scenic, natural and historic resources.

Sample Solar Conditions

1. Prior to issuance of a building permit the applicant shall submit the following to the building inspector:
 - a. An emergency response plan showing all means of shutting down the solar installation.
 - b. Name and contact information of the person answerable to inquires throughout the life of the installation.
 - c. Proof of liability insurance throughout the life of the system.
2. The Fire Chief shall review and approve the emergency response plan and site access plan prior to the issuance of a building permit. Site access shall be maintained to a level acceptable to the Fire Chief as provided in the emergency response plan. The petitioner and/or any subsequent owner are responsible for the cost of access road maintenance. All access codes and keys shall be provided to the Fire Chief.
3. The applicant shall install a Key Lock Box on the entrance gate to provide for emergency access for the Westport Fire Department. The entrance gate shall be a minimum of 20' wide.
4. The address shall be posted at the beginning of the driveway at Blossom Road as required by the Westport Fire Department.

5. As-built plans shall be submitted and approved by the building inspector and the planning board prior to issuance of an occupancy permit.
6. All material modifications as determined by the Building Inspector for the Large Scale Solar Energy System made after the issuance of the required building permit shall require approval by the Planning Board.
7. All construction activity shall occur between the hours of 7 a.m. and 5 p.m. on Monday through Saturday only. Construction activity includes staging, deliveries, equipment warm up, or other supporting construction activities.
8. Once the project is complete, there will be no outside storage of equipment, hazardous materials or excess solar panels on the site.
9. Vegetation control on the site shall be mechanical only and no pesticides or other chemical products shall be used.
10. A non-illuminated sign not exceeding four square feet in area shall be installed on the entrance gate identifying the owner and/or operator of the solar installation and a 24-hour emergency contact telephone number.
11. The site shall be developed in accordance with the erosion control notes listed on sheet N-1 of the plans.
12. If the owner and/or operator changes, notice shall be given to the Building Inspector, Fire Department and Planning Board with the contact information of the new owner/operator within one month of the change in ownership and/or operations.
13. Prior to the issuance of the occupancy permit the Town Planner shall conduct a field inspection of the perimeter to identify areas that may need additional plantings for screening. The owner shall install plantings as directed by the Town Planner.
14. The buffer area shall be clearly marked prior to any tree cutting.
15. Prior to commencement of work, the approved plan shall be submitted to the Board's Consultant Engineer. The Applicant shall be responsible for reasonable cost associated with construction observation/inspection services during the construction phase.

Raus motioned to close the public hearings for the Low Impact Development (LID) Site Plan Approval and the Special Permit for a Large Scale Solar Energy System, for BWC Connecticut River LLC. c/o Bluewave Capital. Sousa seconded the motion and the vote was unanimous with all in favor.

Raus motioned to approve the Low Impact Development (LID) Site Plan Approval for BWC Connecticut River LLC. c/o BlueWave Capital, for property owned by Sampson Farm LP c/o April Wordell Sampson. Located on easterly side of Adirondack Lane, Assessor's Map 1, Lots 13 and 14, pursuant to Westport Zoning By-Laws Article 20 Low Impact Development subject to waivers and conditions, as the plan presented meets the intent and purpose of the LID By-law by reducing the adverse impacts of soil erosion, sedimentation and stormwater runoff. LID site design standards were utilized to the maximum extent feasible as defined in section 20.5 of the Zoning By-law. De Rego seconded the motion and the vote was unanimous with all in favor.

Raus motioned to approve the Special Permit application for a Large Scale Solar Energy System for BWC Connecticut River LLC. c/o BlueWave Capital, for property owned by Sampson Farm LP, c/o April Wordell Sampson, located on easterly side of Adirondack Lane, Assessor's Map 1, Lots 13 and 14, pursuant to Westport Zoning By-Laws Article 24 subject to findings, conditions and waivers. De Rego seconded the motion and the vote was unanimous with all in favor.

Town Planner Report.

a. Community Compact- An application was filed with SRPEDD to have them assist the Town in preparing an application for the Community Compact.

b. Twin River Casino Master Plan- Lucy Tabit attended the Twin River Master Plan meeting on February 21, 2017. Hartnett read the following comments from Lucy Tabit into the record:

Rhode Island has a different process for public hearings. The casino project has already had a series of public hearings. The purpose of this hearing was for the Planning Board to approve the “Master Plan” of the casino site as reflected in the plan copies received by our office. The developer, his engineers and naturalists presented the site plan and detailed the access road, parking area and natural habitat studies. There was testimony heard from abutters: one was concerned about access to their property adjacent to the site because of the proposal to discontinue and abandon 6 Rod Way, the access to her farm; another was concerned that the setback from his property line to the casino access road was adequately buffered; another resident researched the land and found that many of the original stone walls were from the Pocasset Purchase and she expressed concern over parts of the stone walls being removed for this project and leaving access to Sucker Brook specifically to allow wildlife to continue access.”

Part of the Casino Master Plan proposes to improve the roadway where Stafford Road meets Rt. 81 with a round-about. This is intended as a traffic calming measure and will be the point of access into the casino as well. Septic designs will flow under the round-about into Fall River’s pump house at the end of Hurst St.

A member of the board had asked if any towns notified had submitted comments. The Planner stated that he had not received any comments from other towns. At the conclusion of the meeting, Tabit approached the board and let them know that Westport was present and extended apologies for our Planning Board and Board of Selectmen who could not be present due to their own public hearings being concurrently scheduled. The Tiverton Planning Board was also looking at developing their own ordinance for solar arrays and a member asked if we could share ours, which was sent the next day.

Tiverton Planning Board Chair explained that the sooner they can construct the casino, the sooner Tiverton can benefit from revenues. The Planning Board heard all presentations and testimony and voted to approve the general concept “Master Plan”. The next public hearing is scheduled for March 7, 2017, where they will review in more detail the plans presented. The developer was asked to resolve any issues with abutters by this time.

c. SEMALA (15-005SPA-SP-STOD) State Road- Applicant will be before the Board with a request for a minor modification to the approved Site Plan at the March 21, 2017 meeting. Hartnett asked if the Board wanted abutters to be notified, noting that it is not a requirement under a minor modification filing. Members agreed to notify abutters of the upcoming appointment.

d. Ferreira (16-005SPA) 878 State Road – The applicant was approved for a minor site plan on November 1, 2017 for a commercial building zoned for business. Applicant would like to rent out a portion of the commercial building to a tenant who plans to have an internet car sales business and store used cars in that portion. Concerns from the neighbors arose when the prospective tenant applied for a used car lot license through the Board of Selectmen. Abutters will be notified and parking will be reviewed at the request of the Board of Selectmen at the next Planning Board meeting.

Any other business that may come before the Board.

None.

Invoices.

\$133.40- South Coast Media Group. Public Hearing Notice for the Police Station.

Raus motioned to pay the invoice listed above. De Rego seconded the motion and the vote was unanimous with all in favor.

Minutes.

January 31, 2017, Work Session. Raus motioned to accept the minutes as written. De Rego seconded the motion and the vote was unanimous with all in favor.

February 21, 2017, Regular Meeting. Raus motioned to accept the minutes as written. De Rego seconded the motion and the vote was unanimous with four in favor and Sousa abstaining.

ADJOURNMENT

Members unanimously voted to adjourn at 8:51 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk