



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD WORK SESSION MEETING MINUTES

February 27, 2018

Chairman James T. Whitin called the meeting to order at 4:30 pm with Members Marc DeRego and Robert Daylor and Town Planner James Hartnett. Vice-Chair David Cole and Member Andrew Sousa were absent.

ADMINISTRATIVE ITEMS

a. MVP Grant discussion.

SPREDD has been hired as the Town's Consultant and members discussed having an informal meeting with Bill Napolitano. Once the meeting occurs, planning and implementing the eight hour public outreach required by the grant should happen sometime in March or April. Vulnerabilities will be identified for this grant and must be completed by June 18. Whitin asked to identify vulnerabilities and possible contacts. He suggested for sea level rise, Roberta Carvalho at the Westport River Watershed Alliance; Buzzards Bay Coalition; and participants in the South Coast Climate Change Coalition. Hartnett provided a list of possible participants as the core group. Whitin suggested there be two groups: one smaller to organize what needs to be done such as the Planning Board meeting with SRPEDD to begin organization; and one larger committee. He suggested for the larger committee a representative from DCR; the Harbormaster; Westport Fisherman's Association; Town Highway Surveyor who would be able to relay how often East Beach gets cleaned up; Board of Selectmen; the Beach Committee and the utility companies including the private water companies. It is estimated that it will take two months to assemble data on vulnerabilities from the forum and create maps. Hartnett will set up a meeting with Napolitano and after which the core group would be pulled together and the public outreach planned for March or April.

b. SRF borrowing for Water Planning and ATM preparation.

Planning Board and Water Resource Management have co-sponsored the article on the Annual Town Meeting Warrant. Members discussed who will present at ATM and the need to further define what this funding will be used for Targeted Integrated Water Resource Management Plan.

Whitin suggested defining only the part of the watershed as was chosen because it is within that area that will help inform as to what to do with the town's TMDL obligations. This will also help understand what can be done to help in the densely populated areas. Some of the commercial businesses along Route 6 are looking to upgrade to public sewer. A possible scenario would be to look at public sewer in town, de-nitrification and the potential for cluster systems based on land use. This would need to be tied in with small lots where septic is harder to upgrade/repair and where wells are being contaminated by failed systems.

A bulleted presentation will be needed for ATM. Members deferred to David Cole and Phil Weinberg to assist on this portion. Hartnett will set up meetings with Daylor, Cole and Weinberg. Whitin will reach out to Weinberg to see how he wants to go forward.

c. DER – Culvert Grant.

Discussion by members on the application for this grant. Member DeRego suggested creating a plan for the Snell Creek culvert. This grant does not have enough funds for construction, but the members felt that this grant could cover costs through engineered plans. They would like to try and find funding later for the construction over this cold water stream. Hartnett recommended that the Board not apply for this grant. To meet stream crossing standards this will be a very expensive construction project and funding has not been allocated. Members agreed that a grant should be applied for to cover planning, engineering and permitting costs.

d. Complete Streets.

Hartnett prepared a draft policy for BOS approval which would then be submitted to the state for their rating. After this, there is funding provided to hire a consultant to look at different areas in town. Hartnett does not know if the BOS are committed to bike paths and sidewalks in town.

Once the draft is signed, an RFP would then be generated. Whitin asked if sidewalks in Central Village could be re-visited. Hartnett will ask Pare Engineering for the last status of the sidewalk plans and the remaining cost.

e. Daylor: Subdivision standards review.

Daylor provided his comments relative to the solar farm project he heard before the board. He looked at the various aspects and felt that the applicant would have to provide specific information for the Board to make findings, but the applicant will need to be notified of that. He provided language that could be considered. The criteria for certain special permits require site plan review and there could be duplication. Hartnett suggested there be guidelines given out now and a revision through next year. Daylor will work with Hartnett to draft it.

f. Noquochoke Village (15-012 SPA-IHSP)

Recent correspondence was reviewed. Conservation Commission requested the applicant to pump to the back however the DEP wanted them to pump to the swale with the flocculant. The neighbor feels this may be detrimental to the stream. Daylor suggested there be a flocculant tank employed. Hartnett stated they will be working on site on weekends now. Hartnett reviewed the latest Tibbetts invoice which the Board approved. See Invoices below.

MATTERS NOT REASONABLY ANTICIPATED

Zoning items: Members received hard copies of the Town's OSRD and Solar by-laws in addition to various other Town solar by-laws that were provided by a resident. The intent is to modify the current by-laws to make them work better for applicants and potential abutters. Discussion ensued over the OSRD by-law and a few points to consider regarding the solar by-law were ratio of megawatts to setback distances as well as tree replacement. Hartnett requested the members provide their comments as to how they would like to see the by-laws amended.

CORRESPONDENCE

- a. Building Inspector memo regarding Clean Energy (formerly Westport Power Associates) WPA was sold to Clean Energy and its being transferred again to a company called Planning & Zoning Resource Company. Noted.
- b. Ch91 Lic. Notification 1398 Drift Road, Thompson. Noted

MINUTES

February 20, 2018.

Daylor motioned to accept as written. Seconded by De Rego. The vote was unanimous with all in favor.

INVOICES

Tibbetts Invoice for Noquochoke Village Engineering Services \$4,429.73 dated 2-22-18.

Daylor motioned to approve. Seconded by DeRego. The vote was unanimous with three in favor.

ADJOURNMENT

Members unanimously adjourned at 6:50 pm

Respectfully submitted,

Lucy Tabit, Assistant Planner