



**TOWN OF WESTPORT**  
**856 Main Road**  
**Westport, Massachusetts 02790**

**PLANNING BOARD**

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**PLANNING BOARD MEETING MINUTES**

**August 21, 2018**

Chairman James T. Whitin called the meeting to order at 4:02 pm with, Vice-Chair Robert Daylor, Members David Cole, Marc De Rego and Town Planner Jim Hartnett. James Watterson joined the meeting at 5:55 p.m.

**Administration**

**Preliminary review – Westport High School/Middle school site design**

Amy Archer from PARE Engineering and Owen Wartella from Nitsch Engineering, Dianne Barron representing School Committee, Francis Hughes from Daedalus Projects & Elizabeth Bugbee from Jonathan Levi Architects were all present to discuss preliminary school site design.

Francis Hughes of Daedalus Projects discussed the overall approach and various strategies of the Westport High School/Middle school project. Cole recommended to reduce the Nitrogen from 25 p.p.m. to a lower number. Whitin and Daylor agreed. Daylor recommended not to use Title V but to use a reduction system. Wartella stated that as the removal rate increases the costs increase exponentially. Amy Archer described the traffic patterns and identified the number of student drivers and the logistics of student drop off and pick up. There will be an overlap of traffic at the Elementary school for teachers who arrive earlier than the students at the new school. Archer will be working with MassDOT to adjust timing at the Route 88 lights during school time. John Alden questioned the size of the septic holding tank.

Cynthia Anderson of 783 Gifford Road raised concerns over the drainage of the relocated tennis courts. Antone Vieira, a member of the School Building Committee, is in favor of denitrification septic system. He was concerned about storm water and how it will affect Old County Road as well as traffic flow. He also believes that it's unfair that the drainage of the elementary school is not being addressed at the time of building the new school. Whitin agrees and would like for the town to look into the storm water issue. Cole noted the water planning study and drainage issues would be a good place to address some of the drainage issues. Whitin mentioned that SRPEDD did a speed study for Old County Road and that the town should implement some of those changes. Diane Barron thanked Mr. Vieira for his comments but made it clear that Mr. Vieira does not speak for School Building Committee.

Jim Watterson entered the meeting at 5:55 p.m.

## **Bentley Estates II – (15-009C)**

Robert Kfoury – Owner and developer of Bentley Estates was present. Requesting to release two (2) lots, #8 and #16 from Phase I. The road in front of the two lots drain to the southerly pond. Kfoury's lawyers failed to submit paperwork to the state for Inclusionary Housing as required by the special permit decision approved on May 31, 2016. The Bylaw alternatives and incentives states that there are three options; Option 1, contribute funds to the Affordable Housing Trust Fund in lieu of construction in the development. Option 2, proposed including Lot #7 in with Phase II. Members were opposed to allowing any of the options but would like to give more time for the inclusionary housing units. Cole motioned to release lots 8 & 16, De Rego seconded. The vote was unanimous with all five in favor.

## **Administrative Items.**

- a. **Hixbridge Solar LLC** – (18-004SPA) - Sign decisions - Noted
- b. **Black Oak Estates** – (16-001C) Sign surety reduction- Noted
- c. **SRF Consultant contract** – CPC meeting of September 13<sup>th</sup>. Cole recommended to explore possibility of additional funding from CPC for follow up the outreach. Raise possibility at CPC meeting WRMP grant prepare for September to get on list.

## **Matters not reasonably anticipated.**

Mr. & Mrs. William Anderson explained their drainage concerns. Their concerns are that free flowing water of the existing drains that drain onto their property currently may be polluting the river once it flows down Gifford Road onto Old County Road. Watterson questioned if there were catch basins, Hartnett responded that catch basins were not required 40 years ago when the elementary school was built. Anderson's asked for the town to work on a plan to get this addressed. Legal action reluctantly may be taken if not resolved. Daylor suggested a solution may be to have the town sponsor an article at the Town Meeting for the Board of Selectman or School Committee to amend the article funding to incorporate monies into the school project to redirect the water.

Cole- referred the letter to water resource group. Watterson questioned what measures do we take on the land to improve the water quality of the river.

## **Correspondence.**

- a. S.W. Cole Site Inspections – Hickory Lane, Noquochoke Housing Inspections - Noted
- b. Public Water Supply correspondence at Horseneck Beach- Noted
- c. 1702H Drift Road Ch91 License – Noted
- d. 1782 Drift Road Ch91 License - Noted
- e. 1778-1780 Drift Road ANR - Noted
- f. Between the Rows Draft Agreement - Noted
- g. Communication Policy - Noted
- h. Hazard Mitigation FEMA programs – Noted
- i. Mass.gov projects – Noted

**Minutes.**

July 10, 2018 – Daylor requested the statement made by SWCA Environmental “the application is compliant with Storm Water Management Guidelines of Massachusetts” be changed to “the applicant asserted” because that comment was incorrect.

August 21, 2018 – Cole motioned to approve as written. Seconded by Daylor. The vote was unanimous with all three in favor. Whitin abstained.

**Invoices.**

Southcoast Media-Hixbridge Solar LLC legal notice – Cole motioned to approve the invoice. Seconded by Daylor. The vote was unanimous with all in favor.

Hartnett phone/mileage – De Rego motioned to approve. Seconded by Cole. The vote was unanimous with all in favor.

**ADJOURNMENT**

Members unanimously adjourned at 7:15 p.m.

Respectfully submitted,

James Hartnett, Town Planner  
Nadine Castro, Town Planner II