



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

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**PLANNING BOARD MEETING MINUTES**

**September 11, 2018**

Chairman James T. Whitin called the meeting to order at 4:03 pm with, Vice-Chair Robert Daylor, Members David Cole, Marc De Rego and James Watterson and Town Planner Jim Hartnett.

**Solar Bylaw review**

Cole suggested that a Pilot program with the town should be a requirement before being approved by the Planning Board and Hartnett will look into the legality of a Pilot program requirement. Watterson questioned what the setbacks requirements are for commercial versus residential. Whitin commented that he would like to see in the bylaws a robust regulation on how much top soil is left on the site for future plantings, what can we implement from what we have learned from past solar projects and possibly a report from the applicant how they will mitigate the disturbed habitat. Board members will make suggestions for the Bylaw and would like to have them finalized by December. Dr. Barnes, Chairman of the Energy Committee, was present. Whitin invited the Energy Committee to a joint meeting. Barnes suggested the Energy Committee should be involved with writing the revised solar By-law. Daylor suggested that for recently converted agricultural land, solar arrays should not be considered for 5 years.

**Municipal Vulnerability Preparedness Grant – Next Steps**

We have \$5,000 balance from the MVP grant that we could use for similar projects or to use as a match. Whitin suggested using the funds for seed money for grant application to investigate a long term plan for East Beach Road for utilities, egress or housing.

**Administrative Items.**

07-006C Tobin & Brussel St. endorse Form O Release of funds– De Rego moved to approve the Form O release. Seconded by Daylor. The vote was unanimous with all five in favor.

**15-005SPA-STOD - SEMALA, 287 State Road – Certificate of completion – Surety**

Andy Burns, President of The Livestock Institute of Southern New England, f/k/a SEMALA. Russ Iuliano was present also from Livestock Institute of Southern New England. Completed construction and are operating under temporary occupancy and is requesting permanent occupancy. Harnett toured the site last week and spoke about what has been completed at the site. Items that need to be completed are plantings, paving and striping the parking lot which should be done within 30-45 days as well as putting a topcoat. Livestock Institute is requesting to put up a bond for surety of \$100,000 for remaining work. Whitin motion to sign the certificate of occupancy subject to a performance guarantee of \$100,000. All work to be completed within a year, top coat asphalt prior to December. Cole moved to approve. Seconded by Daylor. The vote was unanimous with all three in favor. Watterson abstained.

**Matters not reasonably anticipated.**

Whitin and Hartnett met with the School Group project manager, the engineer and Diane Barron from the School Building Committee to discuss the septic system and storm water system at the new school site. They will provide prices on a 10 g/ml & 25 g/ml denitrification system. The engineer for the school building committee is also looking at options for mitigating drainage concerns near the Westport Elementary School.

**Correspondence.**

Kleinfelder contract - noted

**Minutes.**

July 10, 2018 – Daylor motioned to approve the minutes. Seconded by De Rego. The vote was unanimous with all three in favor. Cole & Watterson abstained.

August 21, 2018 – Cole motioned to approve the minutes. Daylor seconded. The vote was unanimous with all five in favor.

**Invoices.**

WB Mason – De Rego moved to approve the invoices. Daylor seconded. The vote was unanimous with all five in favor.

**ADJOURNMENT**

Members unanimously adjourned at 6:30 p.m.

Respectfully submitted,

James Hartnett, Town Planner  
Nadine Castro, Town Planner II