



TOWN OF WESTPORT
856 Main Road
Westport, Massachusetts 02790

PLANNING BOARD

Tel. (508) 636-1037
Fax (508) 636-1031

PLANNING BOARD WORK SESSION MEETING MINUTES

October 9, 2018

Chairman James T. Whitin called the meeting to order at 4:00 pm with Members Marc De Rego, David Cole and James Watterson and Town Planner James Hartnett. Vice-Chair Robert Daylor was absent.

ADMINISTRATIVE ITEMS

a. Solar Zoning By-law Review

Whitin reviewed the process of how the existing Bylaw was created based on the state's model Bylaw at the time. The state has revised its guidance on large scale solar developments since the Town's Bylaw was approved. Hartnett stated that the Town's Bylaw was approved in 2013, since that time 5 large scale solar projects have been constructed and the 6th project was recently approved for the landfill. He stated that one new project is currently before the Board and at least three others are in the design phase and should be before the Board within the next couple of months.

In response to previous questions, Cole researched land preservation in Westport and Dartmouth and found both communities have preserved similar amounts of open space. Cole requested that the wording in Section 24.3.1 that describes the Purpose for Large Scale Solar be changed so that Solar is regulated and not Facilitated.

Watterson suggested that the Bylaw should look at additional screening, minimize tree clearing and require a bond to ensure the land is forested after the lease term expires. De Rego stated that the land be forested at the end of the solar lease may conflict with other uses such as farming or residential use.

Hartnett reviewed possible amendments to the Bylaw, minimum lot size, frontage, access, and setback requirements. The Board was in general agreement that providing some frontage requirement may be beneficial but 150' was excessive. Hartnett stated that he would revise the Solar Bylaw based on the Board's comments and present the changes at the next meeting.

Cole left the meeting at 5:15 pm

b. FY20 Budget

Hartnett reviewed the budget for FY20 with the Board and noted the change in wording for the union contract, giving existing employees the opportunity to work 40 hours/week and requiring new

employees to work 40 hours/week. Whitin stated that the Board should budget the Assistant Planner position at 40 hours/week.

Matters not reasonably anticipated.

None

3. Correspondence.

- a. S.W. Cole Inspection for Old County Estates 14-006C 9-25-18 – Noted
- b. Letter from Attorney Mark Leven Bentley Estates II – Noted
- c. S.W. Cole Inspection for Black Oak Estates 8-28-18 – Noted
- d. S.W. Cole Inspection for Riverside Woods 9-27-18 - Noted

4. Minutes.

September 11, 2018

De Rego motioned to accept as written. Seconded by Watterson. The vote was unanimous with all three in favor. De Rego, Watterson and Whitin

September 18, 2018

Watterson motioned to accept as written. Seconded by De Rego. The vote was unanimous with all three in favor. De Rego, Watterson and Whitin

5. Invoices.

Invoice for Nadine Castro – Notary Certification and Supplies \$112.47.

De Rego motioned to approve. Seconded by Watterson. The vote was unanimous with three in favor. De Rego, Watterson and Whitin

ADJOURNMENT

Members unanimously adjourned at 5:50 pm

Respectfully submitted,

James K. Hartnett, Town Planner