



**TOWN OF WESTPORT**  
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## **PLANNING BOARD**

### **PLANNING BOARD MEETING MINUTES**

**November 27, 2018**

Chairman James T. Whitin called the meeting to order at 6:06 pm with Vice-Chair Robert Daylor, members Marc De Rego, James Watterson, David Cole, and Town Planner James Hartnett.

### **PUBLIC HEARING**

**Westport Middle/High School (18-008SPA) Request by applicant to consider a Low Impact Development and Site Plan Applications of the Town of Westport for property owned by the Town of Westport located at 380-400 Old County Road, Assessor's Map 35, Lot 35, pursuant to Westport Zoning By-Laws Article 15 Site Plan Approval and Article 20 Low Impact Development. The Town proposes to construct a new co-located Middle/High School, parking, and access ways, athletic facilities, landscaping improvements, and related site infrastructure.**

Dan Tavares was present representing the applicant. Mr. Tavares is the Owners Project Manager (OPM) and works with Daedalus. Mr. Tavares stated that they just submitted the 60% design plans to the state, the 90% plans should be submitted in December and the project will be out to bid in January. The size of the building is 187,000 s.f. with an estimated construction cost of \$79 million. The design team is currently working on construction phasing.

Amy Archer from Pare Corporation worked on the traffic assessment for the project. She stated that she looked at movements along Old County Road, Route 88 and Main Road to make sure that traffic impact would be minimized. As part of the analysis, morning and afternoon peak hours were studied, looking at both existing and proposed traffic counts. The easterly entrance to the site will be moved westerly away from the curve in Old County Road to improve safety. The current Level of Service in Old County Road is an "A" and this level of service will remain the same after the school is built. The westerly entrance does not have a left-hand turn lane and a signal is not warranted at this intersection, stacking is projected to be approximately 100'. Drop off for students would be on the easterly side of the school to provide areas for queuing. The study shows that there will be some delays at the Route 88 intersection and they will work with Mass Highway to adjust the timing of the light during the school year to minimize traffic. Jeff Wade from the School Building Committee explained the traffic patterns of the school and the designated parking areas.

Whitin asked if a left-hand turn lane would be needed at the easterly entrance. Archer explained that the intersection would have a Level of Service "F" but it still functions adequately, a left-hand turn lane would improve the operation of the intersection. Whitin asked the committee to take another look at the intersection.

Watterson asked if there are any designated parking spaces for the public use of the tennis courts. There are no designated spots at this time. Watterson asked about the traffic pattern near the library and if there would be any conflicts. Hartnett stated that because this is a town project the school would have the ability to monitor traffic to make sure students and parents follow the proposed traffic patterns.

Matt Brassard from Nitsch Engineering was present representing the applicant. Brassard stated that based on extensive borings, it was determined that the site had very good soils, sand, and gravel that allows for infiltration of stormwater. All areas currently draining to Old County Road are included in the new design that will result in a reduction in flow to Old County Road. The design exceeds local standards that allow the project to obtain additional LEED credits. There is also a bio-retention area near the northwest entrance of the school. The project will utilize the existing well with an improved Zone I by moving the access roadway outside the limits of the zone. A new well will be installed at the easterly end of the property with a fully compliant Zone I. In response to Whitin's question, Brassard stated that there would be a 40,000-gallon tank to store water for the fire suppression system, there would also be three hydrants located on the campus. All buildings have existing noncompliant septic systems that will be replaced by one system servicing all three uses, this is required by MassDEP. The system will include a denitrification system with a targeted reduction in nitrogen of 10mg/l. The soil absorption system will be a standard Title V design, because of the good soils and low groundwater, the Geo-Flow system would not be significant cost savings. Cole noted the benefits of the Geo-Flow system and stated that he would try to obtain additional information. The system is used at Noquochoke Village and under playing fields in Falmouth. He believes the design would be less expensive.

Whitin asked about the existing drainage from the elementary school and stated that this should be addressed as part of the site design, that it is all one property. Brassard stated that there is not a regulatory requirement to address drainage outside of the limits of work.

Daylor noted that the design shows a swale on the east side of the fields that drains into an area where there are existing problems. He believes that this needs to be addressed. This drainage is very close to the existing outflow pipe and the Town should consider addressing this as part of the design. Brassard showed maps of the existing and proposed watersheds draining to the easterly abutter and noted that the watershed would be reduced in size, therefore reducing the amount of water draining to the east.

Watterson asked about the traffic at the intersection of Route 88 and Archer stated that the intersection would be evaluated and a request will be made to MassDOT to adjust the timing of the lights.

Elizabeth Bugbee from JLA Architects stated that the site would be serviced by LED lights that would be designed to meet the planning board standards.

Whitin and Watterson asked about the tennis courts and the construction costs associated with the courts. Whitin believes that if the courts were rotated and used some of the land by the library, the walls could be reduced. David Cass, PE, and member of the school building committee (SBC) stated that the Library was very concerned about the placement of the tennis courts and this was discussed and agreed upon by the library.

Dianne Barron, Chair of the SBC, stated that the project is currently under budget and there are other costs associated with moving the tennis courts to another location off-site.

Cynthia Anderson from 783 Gifford Road stated that the tennis courts will be located within 10' of her property line and the wall on the east end will be 18' high with fencing and lighting above that. The courts will be constructed in an area that will require tree removal. She is also concerned about the three drainage pipes from the elementary school that drain onto her property.

Hartnett stated that as a member of the school building committee, a significant amount of time has been spent on the tennis courts and drainage concerns at the elementary school. The proposed location of the tennis courts will be expensive but there are no other alternative areas on the site.

Tony Vieira member of the SBC stated that he was not in agreement with the SBC and does not support the current location of the tennis courts and believes the drainage should be addressed as part of the site plan review.

De Rego motioned to continue the hearing to December 11, 2018, at 6:00 pm. Seconded by Daylor. The vote was unanimous.

**Whitski Way (18-005C-FF) (Hearing continued from October 2, 2018) Request by applicant to consider a definitive subdivision plan entitled “Definitive Subdivision Plan of Whitski Way” prepared for and owned by Peter B. Katzenbach Trustee for property located at 310 Cornell Road, Assessor’s Map 85, Lot 12, proposing a 3-lot subdivision with 2 new buildable lots and pursuant to Westport Zoning By-Laws Article 23 for a Flexible Frontage Special Permit requesting approval to reduce frontage requirements on a private way in exchange for a reduction in development density.**

Hartnett stated that a request has been made by the applicant to continue the public hearing until January 29, 2018. At 6:15 pm.

At the request of the applicant, De Rego moved to grant the extension and continue the public hearing until January 29, 2019, at 6:15 p.m. Seconded by Daylor. The vote was unanimous.

**Winner Way (18-005C-FF) Request by applicant to consider a Low Impact Development Site Plan and a definitive subdivision plan entitled “Definitive Subdivision Plan, Plot 57, Lot 46” Westport, MA prepared for Thomas Winner and located between 1540 and 1558 Drift Road proposing to divide the property into two (2) lots with frontage on Drift Road and a private gravel road. 4.**

Attorney Michael Kelley was present representing the applicant. Kelley stated that Mr. Winner has owned the property since 1986 and may construct a house on one of the two proposed lots. One lot will have frontage on Drift Road and the second lot will have frontage on Winner Way. At the present time, there is no drainage on the roadway and the proposed design will improve the drainage and will also provide a turnaround. The street currently does not have a name and the applicant is proposing to name the street Winner Way. Matt Pike from Southcoast Engineering stated that the design would reduce the peak rate of runoff by 30% and volume by 20% for a 10-year storm. The width of the gravel way would be 18’ and they are requesting a waiver from the 20’ requirement.

Whitin asked how many houses would be using the road. Pike stated that there would be two new lots but another 5 currently use the road for access.

Whitin read the department reviews into the record.

Assessor’s Dept. – Recommends Approval – Notes *“We would like to point out, however, there are existing homes on this right of way as you may know. The street addresses assigned way back were numbered as Drift Road most likely due to the right of way not named. To name a portion of the right of way, may cause confusion for 911 purposes.”*

Board of Health – Recommends Approval

911 Coordinator – Recommends Approval with Modifications

1. *All houses down lane shall have “Winner Way” addresses.*
2. *Consult fire prevention*
3. *Street sign erected before construction starts (Paul Duhon E-911 Coordinator)*

Fire Department – Recommends Disapproval – *Fire Department Access requires a minimum width of 20’ and height of 13’. Hammerhead turnaround at 35’. Roadway must be maintained year-round and include snow removal.*

Board of Selectmen – No Comment

Building Department – Recommends Approval

Hartnett read the SWC Peer Review dated November 19, 2018, and a letter from Jerry Vargo, 3 Great Island View Road into the record.

Cole questioned the existing driveway at the east end of the property that appears to serve the abutting lot. Kelly stated that the driveway crosses over his client's property and they are creating a small parcel that could be transferred to the abutter.

Mark Labrie, 1558 Drift Road stated that he is concerned about the subdivision and development of the lots.

Robin Winters, 1546-C Drift Road stated that she owns the property directly to the east of the development. She asked if all the trees within the layout would have to be removed and who would enforce the land clearing requirements. She is also concerned about the drainage and the street name, noting that there could be some confusion with her name, Winters, and the street being named Winner, she would prefer the Drift Road address.

Whitin requested that the applicants address the drainage questions and identify trees that could be left on the north side of the road.

De Rego motioned to continue the hearing to January 29, 2019, at 7:00 pm. Seconded by Watterson. The vote was unanimous.

### **ADMINISTRATIVE ITEMS**

Solar By-law Review – Whitin requested that this be discussed at a future meeting.

### **MATTERS NOT REASONABLY ANTICIPATED**

None

### **PLANNERS REPORT**

a. The revised site plan for The Town Landing at the Head of Westport was supposed to be filed last week. He will be sending the plan to the Town’s licensed site professional to review and comment prior to scheduling it on the Planning Board agenda. The site is being monitored and we need to make sure the proposed work will not impact the LSP’s plans. This work, along with the WRWA design modifications, has slowed the process down considerably. The plan was to go out

to bid for the construction of the site work this winter but may have to request an extension on the grant and hold off another year.

b. Harnett stated that he has been working with SRPEDD on the DLTA Grant for the area of Route 6 between the Fall River Line and Route 88. He researched the septic information for each parcel in the study area and completed a field review on the existing uses. He hopes to get this information up to Grant King this week. With the septic data, they will be able to look at various items such as when the system was installed and GPD. Also looking to add a soils layer to SRPEDD's mapping so that areas not suitable for soil absorption systems can be identified.

### **CORRESPONDANCE**

SW Cole Report – Carvalho Lane – noted

SW Cole Report – Noquochoke Village - noted

### **MINUTES**

October 30, 2018 – A motion was made by Daylor to approve the minutes. Seconded by De Rego. The vote was unanimous.

### **INVOICES**

None

### **ADJOURNMENT**

Members unanimously adjourned at 9:45 pm

Respectfully submitted,  
James K. Hartnett, Town Planner