



TOWN OF WESTPORT
856 Main Road
Westport, Massachusetts 02790

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

PLANNING BOARD

PLANNING BOARD MEETING MINUTES

May 30, 2017

Vice-Chairman William Raus called the meeting to order 6:05 p.m. with Clerk Marc De Rego, Member David Cole, Member Andrew Sousa and Town Planner James Hartnett in attendance. Chairman James T. Whitin was absent.

Approval Not Required (ANR) Reed (17-005A) Request by applicant for endorsement of a 2-lot plan of land located at Pine Hill Road, Assessors' Map 37, Lot 1G .

Anthony Perruzzi from Mt. Hope Engineering presented the plan to the Board. He explained that the purpose of the plan was to divide Lot 1G and create Lots 1G-1 and 1G-2. He noted that the Lot 1G-2 is not by itself to be considered a buildable lot and is to be combined in common ownership with Lot 1H-2. Perruzzi also noted that all of the land on the plan that is not being developed will be set aside for conservation. Hartnett recommended approval. Brief discussion ensued.

De Rego motioned to endorse the plan entitled "Approval Not Required Plan Pine Hill Road, Westport, Massachusetts prepared for William G. Makris, 211 Tremont St. Somerville, MA, and Dated April 28, 2017, because it complies with the provisions of MGL Ch. 41 Section 81P and is not a subdivision as defined under the subdivision control law. Cole seconded the motion and the vote was unanimous with all in favor.

Yankee Way (1994) – Request by applicant to release the covenant on the completed subdivision.

Hartnett gave a brief history of the plan. He explained that the subdivision was approved on March 28, 1994, as a two lot subdivision off of Division Road with a gravel drive extending westerly approximately 150'. Hartnett visited the road and stated that there were no signs of settlements and it appears that the road was built to the design standards on the approved plan. The road was constructed over 20 years ago and is still in very good shape. The applicant removed excess vegetation and re-graded the road. All bounds were set and were visible at the site inspection last week. Hartnett recommended granting final approval of the subdivision and releasing the covenant subject to the installation of a street sign with a private way designation.

Cole motioned to endorse the Form O and grant full release of the subdivision, covenant and inspection fees, \$2,460.56 plus interest for the subdivision entitled: Yankee Way Definitive Subdivision Plan" dated January 4, 1994, subject to installation of the street sign. De Rego seconded the motion and the vote was unanimous with all in favor.

Public Hearing Continuation

Allen's Way (17-007C-Modification). *Continued from 5-16-17.* Request by Paul Briggs of 6717 Raleigh St., Hollywood, FL to modify a definitive subdivision plan entitled **"PROPOSED ROADWAY IMPROVEMENT PLAN"** on Allen's Way prepared for Paul Briggs dated January

30, 2017, Assessor's Map 55, Lot 26 proposing to improve Allen's Way from a 12 foot graveled rural residential roadway to 20 foot graveled roadway and creating 1 additional buildable lot.

Sean Leach from SITEC Engineering was present to review the plan with the Board. Leach explained that the applicant would now like to upgrade the road and build on Parcel A. The current gravel way is approximately 10' wide; the proposed gravel way would be 20' wide with a hammerhead turnaround at the terminus. The applicant requested a waiver on the 20' on a small section of the roadway due to the need for a 75' wetland replication if the full 20' roadway is constructed. Leach noted that the Fire Department does not endorse any new roadways built out to less than 20'.

Hartnett reviewed a letter from Tibbetts dated April 20, 2017. Hartnett reviewed the comments from the various Boards. Hartnett read the various waivers and conditions into the record. Discussion ensued over the 20' roadway. Sousa questioned the effectiveness of wetland replication compared to actual wetland. Leach discussed the possible differences between the real wetland and the replicated wetland.

Cole motioned to allow the roadway waiver to 18' between stations 50 and 225 to alleviate the need for wetland replication in that area. De Rego seconded the motion and the vote was unanimous with all in favor.

De Rego motioned to close the public hearing for Definitive Plan of Land of "Allen's Way". Cole seconded the motion and the vote was unanimous with all in favor.

Cole motioned to endorse the definitive subdivision plan entitled: "Proposed Roadway Improvement of Allen's Way in Westport, Massachusetts, prepared for: Paul Briggs, Dated: May 15, 2017 and revised through May 30, 2017", subject to waivers and conditions as stated. De Rego seconded the motion and the vote was unanimous with all in favor.

Public Hearing

Senior Center 75 Reed Road (17-010SPA) Pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, proposal to expand of existing parking lot to accommodate 20 additional parking spaces for 70 spaces total and improve traffic circulation.

An e-mail from the engineer requested a continuance to June 27, 2017.

Cole motioned to continue the Public Hearing for the Senior Center to June 27, 2017 at 6:30 p.m. De Rego seconded the motion and the vote was unanimous with all in favor.

Administrative Items.

- a. Gulf Holdings Westport LLC. (17-006SPA) - Westport Gas Rt 177. MassDOT required changes to the entrance/exit from 30 feet to 24 feet. Also to achieve a better slope (1.5% in pavement minimizing puddling) the building will be elevated .60 feet. Hartnett reviewed the MassDOT permit requirements for these changes.
- b. TEC: Forest Park: review of drainage castings. Hartnett spoke to Tibbetts for an opinion. Hartnett discussed the opinion from Tibbetts with the Board.
- c. WFD Reply to request Black Oak Circle grassed center of cul-de-sac. Black Oak Circle has since withdrawn the request for a grass center cul-de-sac.
- d. Meeting dates schedule. The Board will meet on June 13 and 27.

Town Planner Report.

- a. Housing Production Plan – The Westport Affordable Housing Trust recently completed the draft for the Housing Production Plan. The consultant and the Trust would like to present it to the Planning Board prior to their meeting on June 26th with the Board of Selectmen. Hartnett requested that the Board meet on June 13, 2017, to accommodate the request of the Housing Trust. The Board members agreed to a meeting on the 13th of June and Hartnett noted that a copy of the Housing Production Plan is in the dropbox for review.
- b. The Planning staff filed two grants over the last two weeks. The Municipal Vulnerability Preparedness Grant (MVP) and the Coastal Resiliency Grant. David Cole did the majority of the writing for the grants and was assisted by Whitin and Hartnett. Lucy Tabit assembled the grants, added graphics and attachments and proofed the grants. Tabit also made sure all the components were included in the submittal and the applications were complete.
- c. Blossom Road A, Solar Installation – The department received a complaint regarding stormwater runoff from the site. Tibbetts was notified. Hartnett met with Tibbetts, the contractor, and the developer of the solar facility. The developer had already taken measures to reduce runoff in the future, including installation of additional hay bales and silt fencing. They had also hired a street sweeper to sweep silt off the street in front of the development. The developer plans to vegetate the area immediately.
- d. Conference Room Chairs – Hartnett stated that the Planning staff has been looking to replace the chairs in the conference room. He presented a quote of \$1,039.92 for 8 chairs from WB Mason. This money would come out of FY17 office supply expenses for the Planning Board.

Cole motioned to accept the proposal for new chairs and approved the amount of \$1,039.92 for 8 chairs. Sousa seconded the motion and the vote was unanimous with all in favor.

Any other business that may come before the Board.

None.

Correspondence.

- a. ZBA Notice of Decision 133 Pettey Lane. Hartnett noted that ZBA granted the Variance Request.
- b. Attorney J. Raheb: Palmer River Development assignment of all rights to the cash bond security to Madeira Ventures Inc., a Rhode Island corporation. Hartnett briefly reviewed for the Board.
- c. TEC reports on various projects. Hartnett briefly reviewed the engineering reports.

Minutes.

May 16, 2017

Cole motioned to accept the minutes as written. Raus seconded the motion and the vote was unanimous with all in favor.

Invoices.

\$1,039.92- WB Mason- Chairs for Conference Room.

De Rego motioned to approve the invoice listed above. Cole seconded the motion and the vote was unanimous with all in favor.

ADJOURNMENT

Members unanimously voted to adjourn at 7:16 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk