



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD MEETING MINUTES

May 21, 2019

Chairman James T. Whitin called the meeting to order 6:00 p.m. with Vice-Chairman Robert Daylor, Members James Watterson and Town Planner James Hartnett in attendance. David Cole was absent.

Call to order 6:00 p.m.

Administrative Items

- a. Brightwoods Path Request – No Action needed.
- b. Hawes Chapter 61A Release – Request to release Lot 3 and keep remaining lots in chapter land.
Watterson motioned to release Lot 3 of 1778-1780 Drift Road. Seconded by Daylor with all three members in favor.
- c. Solar By-law & zoning freeze legal questions
Hartnett to contact Town Counsel to seek legal opinion for clarification on the zoning freeze.
- d. Staff Report
 1. Bids for the Seaport Grant were opened on May 9th, 2019, the low bidder was K.R. Rezendes, Inc., a meeting was scheduled earlier today with the contractor to go over the work schedule and contract requirements. – Noted.
 2. Zoning Recodification – BSC Group was approved by the Planning Board at the last meeting, the Board of Selectmen approved the contract on May 13, 2019. Russ Burke from BSC Group was in earlier this morning to go over the basic steps in getting this work done. – Noted.
 3. Preliminary Subdivision Plans – Four Preliminary Subdivision Plans were submitted prior to the Town Meeting vote to amend the Large Scale Solar By-Law. We may have a continuance for one of the solar projects scheduled for May 28, 2019. I would like to schedule four preliminary plans for that date if the other project is continued. The Board has until June 14, 2019, to act on the requests.

Dance Academy (19-003SPA)

Request by applicant to consider the Site Plan application of **Lisa Bibeau-Chace & Paul Chace** for property located at 699 State Road, Assessor's Map 24, Lot 3 in Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, on a request to construct a single-story building with parking to be utilized as a dance studio/classes.

Sean Leach was present from Sitec Engineering Inc. representing the applicant and owners, Paul Chace and Lisa Bibeau-Chace.

They are proposing a 6,000 sf. building for a future dance studio in a business district with adequate screening and landscaping. Access would be from Pleasant Street with two signs, one on Route 6 and one on Pleasant Street for classes that run in the afternoon and evening.

Watterson questioned the height of the light fixtures. Leach replied that they will be down lighting and were of normal height and spotlights on the signs.

Whitin asked if the current building is being used as a residence. Leach responded there is currently a business occupying the building; no mixed-use for the future.

Whitin asked if the width of Pleasant Street was sufficient. Leach commented the road is 22 feet wide.

Whitin asked about Stormwater. Leach replied that there are no wetlands and an infiltration system will reduce the water flow up to 30%.

Carol Novo of 8 East Briggs Road was present. She is concerned about her privacy along with the increase of noise pollution in her back yard. Leach commented that it is 15' from the parking lot turn around to Mrs. Novo's property line. Watterson suggested putting more plantings to screen Mrs. Novo's property.

Seth Lingley of 25 Pleasant Street was present speaking on behalf of his neighbors on Pleasant Street. Their combined concerns were the increase in traffic, the 16' narrow street, the light pollution, and the drainage. Leach explained the water flow and how the infiltration basin will reduce the water.

Keith Moniz of 19 Pleasant Street was present; he would like to see more screening. Mr. Moniz commented that if there was a parking overflow from the studio, would there be more cars on the narrow Pleasant Street. Mr. Moniz also questioned if there would be a future change of use, would it require the Planning Board's approval. Whitin stated that if the future business does not change the parking size or lighting, it does not need to come before the Planning Board.

Watterson asked if access from Route 6 was possible. Leach could ask the State for waivers because of the 30' radius that is required for curb cuts. Leach agreed with Daylor that a brief letter from the Planner to the State to seek a waiver from state standards would be helpful. Watterson feels that it would be safer to access the Dance Studio from Route 6.

Robert Benetti was present from 20 Pleasant Street. Mr. Benetti lives directly across from the studio driveway exit and expressed his concern with the headlights from the cars exiting the dance studio shining in his picture window. Would like to see the traffic enter and exit through Route 6.

Motion

Daylor motioned to continue the discussion to July 16 at 6:15 p.m. Seconded by Watterson with all three members in favor.

6:45 p.m. Public Hearing

Pre-application Consultation (19-002PAC) – 2 Russell Street

Rich Reaume from Prime Engineering was present representing the owner of 2 Russell Street. The owner also owns the property adjacent that operates as a car dealership. This lot had a residential structure on it until 2013, the structure was demolished and the lot paved after that without going through the Site Plan Review process. The proposed use of the parcel is for a used car lot. The applicant and engineer are requesting that no other improvements be done on the site, that the Planning Board grant waivers for landscaping and stormwater management on the condition that the lot only be used for auto display and for no other purpose.

Reaume stated that there were drainage problems prior to the lot being paved. The pavement keeps the water from the existing ground. He would like to keep the lot as is.

Watterson expressed his concern that the project has not received the proper permit requirements to demolish the house and to operate the business.

Whitin suggested Mr. Reaume return with a solution with a full Site Plan Review that complies with our Site Plan Bylaws.

7:00 p.m. Public Hearing

Hotel Lafrance Hospitality Corp (19-004SPA)

Request by the applicant to consider the Site Plan application of **Lafrance Hospitality Corp.** for property owned by Richard L. Lafrance, located at the Northeast Corner of State Road and Old Bedford Road, Assessors Map 3, Lot 26B, in Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval. The applicant requests permission to construct a 90 room hotel facility with associated parking.

Dan Aguiar from Sitec Engineering Inc. was present representing the applicant, Lafrance Hospitality, along with Keith Kelly from Opechee Construction, Richard, Sean, and Eric Lafrance from Lafrance Hospitality.

The applicant requests permission to construct a 4-story suite hotel consisting of a 90 room hotel that will include corporate offices and meeting rooms for Lafrance Hospitality and their subsidiaries and will be accessed by Old Bedford Road.

Richard Lafrance was present from Lafrance Enterprises. The hotel that is being proposed is a Marriott Hotel extended stay hotel and business center with 90 rooms with other amenities.

Keith Kelly was present from Opechee Construction Corp. Mr. Kelly gave the Board an overview of the hotel.

Whitin expressed the future hotel would be an asset to Westport's economy.

Aguiar read the waivers into the record and submitted a letter to the Board dated May 21, 2019. Reading through the letter, he addressed comments from the Planner and S.W. Cole's letter dated May 1, 2019.

Watterson expressed that he was very concerned with the increase in pedestrian traffic and recommended a traffic study. Daylor agreed.

Whitin opened comments to the audience. No comment from the audience.

Hartnett recommended the Board waive the requirements of sections 20.4.c and 20.6.c.

Watterson moved to waive section 20.4.c and section 20.6.1.c. Seconded by Daylor with all three members in favor.

Motion

Daylor motioned to continue the meeting to June 4, 2019, at 5:30 p.m. Seconded by Watterson with all three members in favor.

7:45 p.m. Public Hearing

Parking & Storage Lafrance Hospitality Corp (19-007SPA)

Request by applicant to consider the Site Plan application of **Lafrance Hospitality Corp.** for property owned by Richard L. Lafrance and Lafrance Enterprises Inc., located at **98 & 104 State Road, Assessors Map 3, Lot 36, 37 & 37B**, in Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval. The applicant requests permission to construct a 50x80' storage building and 132 parking spaces.

Dan Aguiar from Sitec Engineering Inc. was present representing the applicant, Lafrance Hospitality.

Aguiar is proposing a newly landscaped parking lot for overflow for White's restaurant and the hotel that will contain a 50x80' building for storage purposes only for the hotel and restaurant.

Aguiar read and addressed the Planner's comments into the record and S.W. Cole's comments.

Aguiar requested a conditional approval to get in front of Mass. Highway to build the parking lot first.

Whitin recommended moving the western parking spaces so that cars are not backing into in-coming traffic. Aguiar agreed to reconfigure the parking spaces.

Daylor requested that the traffic study should include the existing conditions of White's and the Hampton Inn and then add in the factor of the new hotel.

Matthew Meyer from 85-89, 95 State Road was present. Mr. Meyer inquired about large trucks that use the parking lot to turn around or just for parking. Mr. Lafrance commented that large trucks will not be using the lot once it is repaired. Mr. Meyer stated that he supports the project.

Motion

Daylor moved to continue the meeting to June 4, 2019, at 5:30. Seconded by Watterson with all three members in favor.

Zoning Recodification

Daylor and Whitin volunteered to be part of the Review Committee for the Zoning Recodification with the BSC Group.

Invoices.

Amazon Postcards for abutter notification - \$29.99 - Watterson moved to approve the invoice. Seconded by Daylor with all three members in favor.

Minutes.

April 30, 2019 – Watterson moved to approve the minutes as written. Seconded by Daylor with all three members in favor.

May 6, 2019 - Watterson moved to approve the minutes as written. Seconded by Daylor with all three members in favor.

May 7, 2019 - Watterson moved to approve the minutes as written. Seconded by Daylor with all three members in favor.

Correspondence.

- a. FY20 Budget - Noted
- b. Sheahan Potential PB - Noted
- c. Zoning Board – Notice - Noted

Watterson volunteered to interview with the prospective Planning Board members.

Matters not reasonably anticipated.

None.

Adjournment

Members unanimously voted to adjourn at 9:30 p.m.

Respectfully submitted,

James Hartnett, Town Planner

Nadine Castro, Assistant Town Planner II