



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD MEETING MINUTES

June 27, 2017

Chairman James T. Whitin called the meeting to order 6:03 p.m. with Vice-Chairman William Raus, Clerk Marc De Rego, Member Andrew Sousa and Town Planner James Hartnett in attendance. Member David Cole was absent.

Approval Not Required (ANR) Guild (17-006) Request by applicant for approval of a 2-lot plan of land located at 615 Adamsville Road Assessor's Map 79 Lots 21, 22 & 24.

Attorney Richard Desjardins was present to represent applicant Ralph Guild. Desjardins gave a brief history of the land on the plan. Donald Medeiros from Able Engineering representing the applicant for a request to divide the property into two lots leaving the existing house on one lot and creating a non-buildable parcel. He noted that the plan meets the minimum requirements for Approval Not Required Endorsement. Discussion ensued over the exact location of the lot lines.

Sousa motioned to endorse the plan entitled "Approval Not Required Subdivision prepared for Ralph C. Guild Map 79 Lots 21, 22 & 24 Adamsville Road Westport, Massachusetts" Dated May 26, 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. Raus seconded the motion and the vote was unanimous with all in favor.

Carvalho Lane (12-004C) Request by applicant for extension of covenant.

Joaquim Carvalho was present to request the covenant extension. Carvalho gave a brief review of the work that has been done and the work that still needs to be completed. Hartnett noted that the subdivision has been inactive for a long period of time and recommend approving a 15 month extension; this would give the developer two construction seasons to complete the development. Brief discussion ensued.

Raus motioned to extend the covenant dated July 10, 2013, for the plan entitled "Definitive Subdivision Plan of Carvalho Lane Westport MA" to September 30, 2018. Sousa seconded the motion and the vote was unanimous with all in favor.

Public Meeting

Natalie's Way (17-009X) Request from Natalie Caetano of 308 Souza Road, Tiverton, RI to name a private way either "Natalie's Way" or as a second choice, "Legacy Lane". The private way begins at Sanford Road between 327 and 333 Sanford Road and runs westerly as shown on Assessor's Map 18 abutting Lots 4B, 4C, 4D, 4E, 6, 10 and 41.

Natalie Caetano was present and stated that she preferred the name "Natalie's Way", but would name the way "Legacy Lane" to please the other abutters.

Shannon Cory was present for the meeting and stated that she represents the Squillante Family Trust, which would prefer the name "Legacy Lane" for the private way.

Abutter Lucy Souza was present for the meeting and opined that Natalie should be able to name the private way “Natalie’s Way” because she developed the original roadway.

Raus motioned to name the private way “Legacy Lane”, pursuant to Massachusetts General Laws, Chapter 85, Section 3A. The private way begins at Sanford Road between 327 and 333 Sanford Road and runs westerly as shown on a plan entitled “Plan of Land in Westport Massachusetts” prepared for Natalie Caetano, dated March 26, 2009, recorded in in the Bristol County Registry of Deeds S.D. Plan Book 164, Page 46. De Rego seconded the motion and the vote was unanimous with all in favor.

Public Hearing

Senior Center 75 Reed Road (17-010SPA) Continued from May 30, 2017. 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 a total of 70 spaces and improve traffic circulation.

Ben Austin Jr. from TTI Environmental was present to review the plan for the Board. Austin explained that the Town is proposing to add more parking spaces to the existing parking area for the Council on Aging building located on Reed Road. Austin gave a detailed review of the drainage on the site. He noted that a maintenance plan had been submitted to the Planning Board for review. Snow storage and vegetation planting was briefly discussed.

Abutter Bill Gifford of 42 Reed Road was present for the meeting. Whitin read the comments from the various Boards into the record. Brief discussion ensued over the width of the required fire lane and the multiple entrances on the plan.

Muriel Costa, a representative from the Council on Aging was present for the meeting. Costa discussed the need for the additional parking and the reconfiguration of the existing lot. Discussion ensued. It was noted that the total disturbance will be less than 40,000 s.f. so a filing under the Low Impact Development By-law is not required. Hartnett read the waivers, findings of fact and conditions into the record. Addition of Condition #4: The center driveway shall be limited to van access only.

Raus motioned to approve the Site Plan application for the of Town of Westport (Senior Center) Board of Selectmen for property located at 75 Reed Road, Assessor’s Map 34, Lot 15 Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, on a request to expand existing parking lot to accommodate up to 20 additional parking spaces and improve traffic circulation subject to waivers, findings and conditions as stated. Lot size 5.8 acres. This site plan is approved to be constructed in its entirety or separately in phases. De Rego seconded the motion and the vote was unanimous with all in favor.

Town Planner Report.

- a. Clean Energy Solar (15-006-SPA) Slocum Solar Farm Site Visit – Tabit and Hartnett attended a site visit to the Slocum Solar Farm Development at 703 Old County Road on Thursday to look at the vegetation around the panels. The owner stated that the various blends of clover take 12-18 months to grow. There is very little if any clover in and around the panels. The only exception this is the area around the entrance, it appears that this was the last section to be seeded and the various clover and grass have taken very well. They are going to check with their contractor and have them take another look. Hartnett and Tabit stated that they could conduct another visit sometime in the early fall to see how much growth has taken place by that time.
- b. Hartnett checked with Sandy Conaty at SRPEDD in regards to their assistance with a zoning review along Route 6. The only program they have available at this time would be through the technical assistance grant (20 hours from Planning Board & 20 hours from Board of Selectmen). They anticipate another DLTA round but that would not be available until January.

Correspondence.

None.

Minutes.

None.

Invoices.

Master Plan Article funds. Raus motioned to retain the remaining \$5,049.83. De Rego seconded the motion and the vote was unanimous with all in favor.

Hartnett Mileage. \$59.81

Raus motioned to approve the invoice listed above. Sousa seconded the motion and the vote was unanimous with all in favor.

ADJOURNMENT

Members unanimously voted to adjourn at 7:30 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk