



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD MEETING MINUTES

January 28, 2020

Chairman Jim Whitin called the meeting to order at 6:03 p.m., with members John Bullard, Jim Watterson, Bill Sheahan, and Town Planner James Hartnett in attendance. Vice-Chair Robert Daylor was absent.

Call to order 6:00 p.m.

1. Approval Not Required (ANR) – Gifford Road (20-002A) Request by the applicant for endorsement of a 4-lot plan of land located at Map 31 Lot 11, Lots labeled as Lots 1-3 and remaining land of Michael P. Ferry.

Matt Pike from Southcoast Engineering was present representing the applicant Michael Ferry. Pike stated that the three lots will have frontage on Gifford Road with lots meeting the minimum upland requirements of 30,000 s.f. The area between lots 2 and 3 is not part of the property.

Hartnett stated that the lots meet the minimum requirements for Approval Not Required Endorsement and recommended approval.

Motion

Bullard moved to approve endorsement of the plan entitled "Plan of Land Gifford Road, Westport, MA" Assessors' Map 31, Lot 11, dated December 31, 2019, because the plan complies with the provisions of MGL Ch. 41 Section 81P. Seconded by Sheahan with all four members in favor.

6:15 p.m. Public Hearing

2. 5-Star Collision (19-016SPA)

Request by the applicant to consider the Site Plan Application of **Commercial Project – Expansion Plan 5-Star Collision Center** for property located at **683A and 683B American Legion Highway (Route 177)**, Assessor's Map 35, Lot 3A, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, to construct an additional 8,000 sq. ft. building for a state-of-the-art auto body repair facility replacing the existing building. A total of 50 parking spaces are planned.

Attorney Brian Corey was present representing the owners of 5 Star Collision Center. Mr. Corey stated that they would like to request a continuance so that they can address the drainage comments listed in the report from S.W. Cole.

Debra Medeiros from 48 Old County Road asked if all repairs will be done inside, will there be an intercom system and noted that on occasion there is a paint odor. She stated that other than those issues, she was not opposed to the project.

Corey responded and stated that there would be no intercom system and no additional spray booths are included in the proposed new building. He also stated that the new building will be used mainly for storage and inspection of damaged vehicles.

David Xavier from 200 Mouse Mill Road expressed concern about the drainage. His property is directly across the street and stormwater flows towards his property. Corey stated that the engineers have located

some drainage in Mouse Mill Road that has not been maintained and that will be looked at as part of the design.

Motion

Bullard moved to continue the hearing to March 24, 2020, at 7:00 p.m. Seconded by Sheahan with all four members in favor.

3. Administrative Items

a. Woodland Estates (19-005C) - Endorse Form C time extension request

b. High Point Estates (19-006C) - Endorse Form C time extension request

Hartnett stated that these two extensions were approved at the last meeting and need to be signed, no vote is required. The Board signed the extensions.

c. Winner Way (18-007C) Final Release of Subdivision, Covenant and Inspection Account

Hartnett stated that this was a small subdivision approved by the Board about a year ago. There was very little construction involved in the development. The road is not officially named Winner Way. Work included a paved apron and a bump-out in the gravel road. This work has been completed.

Hartnett read the S.W. Cole report dated January 21, 2020 into the record. S.W. Cole recommends approval of this project.

Motion

Bullard moved to grant final release and approval of the Form O Covenant for the Winner Way Subdivision entitled: **Plan of Land Assessors' Plat 57 Lot 46 Westport, MA** and release the balance of inspection fees upon final payment to S.W. Cole. Seconded by Sheahan with all four members in favor.

d. 2019 Annual Town Report

Hartnett stated that the annual report has been prepared and asked the Board to review. Sheahan asked for clarification on the revenue and inspection fees.

e. Schedule Public Hearing for Zoning amendments including recodification.

The Board discussed possible meeting dates and agreed to schedule the public hearing for the recodification for March 11, 2020 at 7:00 p.m. If the Rod and Gun Club is referred back to the Board, that would be heard on the same night.

f. Appoint Steering Committee Members – MVP Grant

Whitin explained the MVP Action Grant that will be used to study the East Beach Corridor. This work is on a tight time-line with a completion date of June 30, 2020.

Hartnett stated that he heard back from members of the Beach Committee, Board of Health and the Conservation Commission and they recommend that Sean Leach, Maury May and Chris Capone to serve on the Steering Committee.

Motion

Bullard motioned to appoint Sean Leach, Maury May and Chris Capone to serve on the Steering Committee. Seconded by Sheahan with all four members in favor.

The Board discussed the final members of the committee and because only three of the current members will be on the Board until June, the end of the study period; it was recommended that Jim Whitin, Robert Daylor and John Bullard serve on the Committee.

Motion

Bullard motioned to appoint Whitin, Daylor and Bullard to serve on the Steering Committee. Seconded by Sheahan with all four members in favor.

g. Soltage, LLC Route 88 Solar 1 (18-011SPA-LID-S) – Release inspection fees of \$1882.74 + interest.

h. 202 Pine Hill Road Solar (19-012SP-LID-S) – Release inspection fees of \$270.28 + interest.

4. Matters not reasonably anticipated.

Bullard noted that there will be three Planning Board seats on the ballot in April and encouraged interested parties to take out nomination papers.

Whitin asked the Board to authorize SRPEDD to use 20 hours or less of municipal assistance to produce a color-coded map for GIS scope out that would show the size of lots targeted for combined septic or sewer systems.

Motion

Bullard motioned to authorize SRPEDD to use 20 hours or less for municipal assistance. Seconded by Sheahan with all four members in favor.

5. Planners Report.

Vacation – Hartnett mentioned he will be out of the office between March 3 and March 11.

Zoning Recreational Marijuana – A public hearing has been scheduled for February 5, 2020. Hartnett would recommend a work session prior to the public hearing to review the material.

The Planning Board will have a follow-up meeting after the 6:00 Zoning By-law meeting to deliberate on the zoning changes.

Zoning Recodification – The zoning recodification amendments have been referred back to the planning board and a public hearing will need to be scheduled, would recommend a work session prior to the public hearing to discuss the amendments. May want to consider inviting the members of the zoning review committee.

Finance Committee - The Planning Board Chairman and the Town Planner will meet with Hugh Morton prior to the February 18, 2020 meeting.

Hartnett stated that the assistant planner position has been advertised with an application deadline at the end of February. He asked the Board if they would approve the purchasing of office petitions; the cost would be in the range of \$800-\$1,300.

Motion

Bullard motioned to authorize the purchasing of petitions. Seconded by Sheahan with all four members in favor.

6. Correspondence.

- a. **Board of Selectman letter** - *Noted*
- b. **Chapter 91 License (20-002CH91)** – Joel Alvord - 0 Fisherville Lane - *Noted*
- c. **Westport River Watershed Alliance letter** – Nitrogen loading - *Noted*

7. Minutes.

January 14, 2020

Motion

Bullard motioned to approve the January 14, 2020 minutes as written. Seconded by Sheahan with Whitin, Bullard, and Sheahan in favor. Watterson abstained.

8. Invoices

WB MASON - \$141.99 - Noted
Quill.com - Date stamp - \$60.99 - Noted
Amazon - Abutter postcards - \$29.99

Motion

Bullard motioned to approve the Invoices. Seconded by Sheahan with all four members in favor.

Hartnett cell phone per contract (January) - \$50

Motion

Bullard motioned to approve Hartnett's January bill. Seconded by Sheahan with all four members in favor.

Adjournment

The members unanimously adjourned at 6:50 p.m.

Respectfully submitted,

James Hartnett, Town Planner
Nadine Castro, Assistant Town Planner II