



TOWN OF WESTPORT
856 Main Road
Westport, Massachusetts 02790

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

PLANNING BOARD

PLANNING BOARD MEETING MINUTES

May 19, 2015

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). Dumais (15-004A). Request by applicant for endorsement of a three lot plan of land located at 849 Pine Hill Road, Assessors' Map 37, Lots 17 & 17A.

Applicant Cindy L. Dumais was present. The applicant explained that she is looking to create tree borders on the edges of her Lot of land for privacy, to sell Lot 2A and for Lot 3 to remain in her Husband's family. It was noted that Lot 3 has no frontage and is not buildable.

Raus motioned to endorse the plan entitled "ANR Plan of Land located in Westport, MA, prepared for Christopher R.W. & Cindy L. Dumais, Robert Dumais and Jonathin R.W. Dumais", dated December 2, 2013, because it complies with the provisions of MGL, Ch. 41, Section 81P, noting that it is not a subdivision as defined under subdivision control law. De Rego seconded the motion and the vote was unanimous with all in favor.

Approval Not Required (ANR). Phelan (15-006A). Request by applicant for endorsement of a two lot plan of land located at 215 River Road, Assessors' Map 86, Lots 26C & 26G.

Sean Leach from SITEC Engineering briefly reviewed the plan for the Planning Board. Leach noted that the Flexible Frontage Special Permit was approved on April 07, 2015, by the Planning Board. Leach requested that the plan be endorsed and that the Special Permit be recorded.

Raus motioned to endorse the plan entitled "Flexible Frontage Plan of Land in Westport, MA, prepared for Kevin J. and Mary P. Phelan" dated November 3, 2014, because it complies with the provisions of MGL, Ch. 41, Section 81P, noting that it is not a subdivision as defined under subdivision control law. De Rego seconded the motion and the vote was unanimous with all in favor.

Approval Not Required (ANR). Segal (15-007A). Request by applicant for endorsement of a two lot plan of land located at 65 Hillcrest Acres, Assessors' Map 72, Lots 1E & 4.

Greg Nichols from Southcoast Engineering presented the plan to the Planning Board. Nichols explained that Parcel A would be removed from Lot 2, and added to Lot 1. Parcel A is a 20' strip of land. He noted that both lots have an excess of 30,000 square feet and that this transition will not make any lot more non-conforming.

Raus motioned to endorse the plan entitled "Plan of Land 65 & 71 Hillcrest Acres, Westport MA, prepared for Michael H. Segal" dated May 06, 2015, because it complies with the provisions of MGL, Ch. 41, Section 81P, noting that it is not a subdivision as defined under subdivision control law. De Rego seconded the motion and the vote was unanimous with all in favor.

Public Hearing

Old County Estates – Jo-Ann’s Way (14-006C-CD). Definitive Subdivision and Common Driveway Application. *Continued from January 13, 2015, February 10, 2015, March 10, 2015, March 24, 2015, April 7, 2015 & April 21, 2015.* Request by applicant to construct a 9 lot subdivision with three lots serviced by a Common Drive Way on land located between 624 & 652 Old County Road Assessor’s Map 34, Lots 48J, 50-51.

Hartnett read a letter dated May 18, 2015, from Dan Gioiosa of SITEC Engineering, requesting a continuance of the Public Hearing, and to extend the review time for the Special Permit Common Driveway, and the Definitive Subdivision Plan.

Raus motioned to extend the review time for the Planning Board to act on both the Definitive Subdivision Plan and the Special Permit Common Driveway for Old County Estates- Jo-Ann's Way (14-006C-CD) to June 09, 2015. De Rego seconded the motion and the vote was unanimous with all in favor.

Raus motioned to continue the Public Hearing for both the Definitive Subdivision Plan and the Special Permit Common Driveway for Old County Estates- Jo-Ann's Way (14-006C-CD) to June 09, 2015, 6:00 p.m. De Rego seconded the motion and the vote was unanimous with all in favor.

Public Hearing

Village Farm – Morgan Way- (15-001C-M). Modification to an approved subdivision 729 Main Road, Assessor’s Map 77, Lots 29 & 29C. *Continued from February 24, 2015, March 10, 2015 and April 21, 2015.* Request by applicant to reduce the buildable lots from 6 to 4, and a fifth parcel would be combined with abutting land at Assessor’s Map 77, Lot 29B and would not be considered buildable by itself. The applicant also proposes to modify the finished surface of Morgan Way from bituminous concrete to a graveled road.

Applicants Jane Wingate and Raymond L. Raposa Jr. were present. Whitin read a letter from Jane Wingate and Raymond Raposa Jr. that requested to continue the Public Hearing for up to one year.

Cynthia Raposa was present and requested that the Hearing be continued to a sooner date.

Raus motioned to grant an extension of the existing covenant dated April 05, 2006, for the subdivision entitled "Definitive Plan of “Village Farm”, Westport, MA" to June 30, 2018. De Rego seconded the motion and the vote was three in favor with Sousa abstaining.

Raus motioned to grant an extension of time until May 30, 2016 for the Planning Board to act on the application for a Modification to the Definitive Plan for Village Farm as shown on the Subdivision Plan entitled "Morgan Way, 729 Main Road, Westport, MA". De Rego seconded the motion and the vote was three in favor with Sousa abstaining.

Raus motioned to continue the Public Hearing for the Modification to the Definitive Plan for Village Farm as shown on the Subdivision Plan entitled "Morgan Way, 729 Main Road, Westport, MA" until a date no later than May 30, 2016, provided the Hearing is re-advertised and the abutters are notified of the hearing. Cost associated with advertising and abutter notification shall be paid for by the applicant. De Rego seconded the motion and the vote was three in favor with Sousa abstaining.

Administrative Items.

a. Sara Ann Ivy Estates – Release Performance. Hartnett recommended the final release of the subdivision and the release of the surety and any interest in the construction review accounts.

De Rego motioned to approve the final release and completion of the Subdivision shown on the plan entitled "Definitive Subdivision Plan, Sara Ann Ivy Estates" dated November 07, 2006, and revised to February 26, 2007. The construction of ways and the installation of municipal services in the subdivision have been completed in accordance with the approval plans. The final release shall include the release of the consultant review funds and any performance surety in its entirety. Raus seconded the motion and the vote was unanimous with all in favor.

b. White Oak Estates – Release/Reduction Performance.

Hartnett read from a letter from Tibbetts dated May 04, 2015, which recommended holding back \$6,000 for work that needed to be done. To this date, much of that work had been completed. Discussion ensued.

De Rego motioned to approve the partial release of the performance surety for the Subdivision entitled "White Oak Estates" in Westport, MA, dated October 04, 2005, and revised to January 17, 2006, to release all but \$5,000. Raus seconded the motion and the vote was unanimous with all in favor.

c. Lincoln Avenue. Hartnett noted he had nothing further to discuss at this time.

d. 43D. Hartnett is preparing the application to be submitted to the Board of Selectmen.

e. Master Plan Update. The executive summary is being finalized. Will discuss further on June 2, 2015.

Town Planner Report.

1. JTPG Meeting – May 13, 2015. At the meeting of the JTPG, the committee voted to recommend that Route 88 between Drift Road and the southerly end of the highway, just south of the Bridge be added to the Transportation Improvement Program. As part of the design they are looking to install sidewalks. At the meeting Hartnett asked Timothy Kochan from MassDOT about the status of the two paving projects for the remainder of Route 88. Kochan emailed Hartnett the following day and asked to set up a meeting with Town officials. Hartnett contacted the Town Administrator and a meeting has been scheduled for Thursday morning at 9:00 a.m.

Hartnett will draft and send a letter to the Board of Selectmen requesting the sidewalks and the bike paths along this route be considered. Discussion ensued over the traffic light sensors on Route 88. Sousa noted that the resurfacing of Route 88 is on schedule and listed on the Mass DOT website.

2. Tibbetts Engineering – Hartnett noted that George Block informed him that Bob Rogers is no longer with Tibbetts Engineering; he is now working for a company in Wareham. Scott Arnold will be the new review engineer. Mr. Block stated that Scott Arnold is a professional engineer and has close to 30 years of experience in this type of work.

3. School Building Committee – Hartnett attended a conference call with members of the school building committee and the State School Building Authority to discuss enrollment and population projections. They asked Hartnett to submit a list of new projects and developments currently under construction. Attached is a copy of a draft letter that Hartnett had submitted to the Superintendent.

4. Conference Room Table – Hartnett spoke with DIMAN Vocational High School last week and the shop class is behind schedule and will not be able to construct the table this year. SRPEDD has a large conference table in their office and some thing like that would work nicely in this room. Hartnett will check to see where they purchased the table from and get a price.

5. Build-out analysis – Greg Guimond from SRPEDD is going to try to have the first draft of the build-out analysis by the end of May. Hartnett noted that he still needs to review with Grant King from SRPEDD, Tim Gillespie and Claude Ledoux.

Any other business that may come before the Board.

None.

Correspondence.

Letter from the Commonwealth of Massachusetts RE: Potential Hazard Mitigation Grant Applicants.
Noted.

Minutes.

May 05, 2015- De Rego motioned to accept the minutes as submitted. Raus seconded the motion and the vote was unanimous with all in favor.

Invoices

\$320- SRPEDD Annual Meeting.

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

ADJOURNMENT

Members unanimously voted to adjourn at 6:49 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk