



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD MEETING

October 6, 2020

Chairman Jim Whitin called the meeting to order at 6:08 p.m. with members John Bullard, Manuel Soares, Mark Schmid, and Town Planner James Hartnett in attendance. Robert Daylor was absent.

Chair's Announcement – Under MGL Chapter 30A, section 20(f) – Meeting is being recorded.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Westport Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen or view this meeting while in progress may do so by following the remote links:

A video recording of this meeting is posted on the town's website. (www.westport-ma.gov)

1. Administrative Items

a. Pre-Application Consultation (20-002PAC)

Request by Marc R. & Lisa A. Plante to discuss Map 81, Lot 3 Cornell Road. Proposed 2 lot residential development, flexible frontage and common driveway, special permits.

Attorney Peter Saulino, Tom Principe of Principe Engineering Company, and the applicant, Marc Plante were present virtually.

Principe gave a brief overview of the plan and invited feedback and suggestions from the Board. He mentioned a perc and soil test have not been done.

Whitin asked what variances are being sought. Principe commented they are looking for a variance for 34' and a reduction in width due to wetlands. The width of the drive would be reduced where it passes through the wetlands.

Bullard asked if the driveway extension serves a purpose to the Conservation Land. Principe stated the driveway has an existing right of way to that land and the drive is used by Conservation for maintenance purposes.

Hartnett mentioned that this plan would be a candidate for Flexible Frontage with a common driveway.

Whitin added he was in favor of accepting this preliminary plan. This is a pre-application filing and no action was required by the Board.

b. Master Plan review/update committee appointments

- David Cole
- Henry Lanier
- Bob Daylor
- Mark Schmid

Motion

Bullard moved to appoint David Cole, Henry Lanier, Robert Daylor, and Mark Schmid to the Master Plan review/update committee. Seconded by Soares. Upon a roll call vote being taken, members Bullard, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

c. Non-medical marijuana zoning By-Law review.

Hartnett mentioned members Soares, Whitin and Daylor will be meeting with Russell Burke from the BSC Group on October 8, 2020, to discuss zoning changes. Hartnett stated that due to the COVID restrictions, he is recommending cancelling the meeting and rescheduling it for a virtual meeting.

Motion

Bullard moved to reschedule the Non-medical marijuana zoning By-Law review to October 13, 2020, at 6:00 p.m. Seconded by Schmid. Upon a roll call vote being taken, members Bullard, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

R. Michael Sullivan was present virtually. He asked for clarification on how the zoning article was passed at the Annual Town Meeting in February. Hartnett explained the time-line process and added there were zoning By-Laws put in place to include zoning conditions rather than having none at all.

d. Guidance for Municipalities - Noted

e. Horseneck Road Solar

Hartnett mentioned he met with a solar company that will be submitting a project to install a 4-5MW ground-mounted solar array on Horseneck Road at Map 76 Lot 69S.

Schmid asked how many acres of tree clearing. Hartnett mentioned there would be approximately 16 acres.

2. Planners Report

Private Acres (99-005C)

Hartnett mentioned a homeowner of the subdivision made pipe modifications to the roadway. He read Prime Engineering's letter dated October 6, 2020. Hartnett's concern was with the location of the manhole and if the pipe was within the easement.

Rick Bessette was present virtually on behalf of the developer. Bessette made it clear that Mr. Batista was responsible for filling in the swale and they were not notified of the swale and pipe modifications.

Hartnett was concerned with the curved pipe and the easement.

Whitin asked if the depth of the pipe could withstand the weight of a fire truck. Bessette mentioned the Prime Engineering found the cover acceptable.

Hartnett would like to review the as-built plans.

Soares would like Prime to review the drainage because the road was designed for gravel roadway and would like to add a trash grate to the plan as a condition.

Lori Camara of 676 Old County Road was present virtually. She mentioned she lived in the development and that the previous design was more dangerous and would like to keep this current design.

Bessette stated he would like to pave and will have Prime Engineering review the design and prepare an as-built plan.

3. Matters not reasonably anticipated.

- a. Old County Estates (14-006C) Endorse partial surety release.

Hartnett reviewed S.W. Cole's letter dated 9/11/20. He mentioned they have met the requirements.

The Board had previously voted to release the surety in the amount of \$11,000 upon acceptance of the as-built plan.

Motion

Bullard moved to accept the as-built plan and release the surety amount by \$11,000. Seconded by Soares. Upon a roll call vote being taken, members Bullard, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

4. Correspondence

- a. Private Acres (99-005C) – SW Cole Drainage Review - Noted
- b. Chapter 91 License (20-007CH91) – 1541 Main Road – Dudley & Dora Millikin - Noted
- c. Dartmouth OSRD - Noted
- d. Fall River Zoning Board of Appeals - Noted

5. Minutes

September 22, 2020

Motion

Bullard motioned to accept the minutes as written with the amendment of “new builds” to “new construction”. Seconded by Schmid. Upon a roll call vote being taken, members Bullard, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

6. Invoices

WB Mason - \$67.79

Motion

Bullard moved to approve the WB Mason invoice. Seconded by Schmid. Upon a roll call vote being taken, members Bullard, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

Adjournment

The members unanimously adjourned at 7:54 p.m.

Respectfully submitted,

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