



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD MEETING MINUTES

June 02, 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.

APPOINTMENTS

Approval Not Required (ANR). Lakeview Park (15-008A). Request by applicant for endorsement of a 3-lot plan of land located at East Normandin St., Thomas St. and East Morency Avenue, Assessors' Map 18A, Lot 109.

Land Surveyor Everett Otis Dyer Jr. presented the plan to the Board. Dyer noted that the roads in this subdivision were originally accepted by the Town in 1975-1976. Dyer explained that the applicant requested to divide the piece of land into two buildable lots and one non buildable parcel. Lot 1 would have frontage on East Morency Avenue and Lot 2 would have frontage on East Normandin Street. Both lots would have the required uplands, frontage and area. Parcel A is mostly wetlands.

Sousa motioned to endorse the plan entitled "Land Owned by Lakeview Park Inc. in Westport, Massachusetts", dated January 18, 2015, Assessor's Map 18A, Lot 109 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.

Approval Not Required (ANR). Lakeview Park (15-009 A). Request by applicant for endorsement of a 1-lot plan of land located at Thomas Street, Assessors' Map 81, Lot 35.

Land Surveyor Everett Otis Dyer Jr. presented the plan to the Board. Dyer noted that this plan is for the delineation of an existing parcel labeled Lot 1. Dyer described the Lot for the Board and noted the plan is considered a Perimeter Plan, the Land Court Judge in Costello v Planning Board of Westport decided that perimeter plans are entitled to an ANR endorsement. Hartnett noted that the lot has frontage on Thomas Street.

Raus motioned to endorse the plan entitled "Land Owned by Lakeview Park Inc. in Westport, Massachusetts", dated January 18, 2015, Assessor's Map 18, Lot 35 because it complies with the provisions of MGL Ch 41 Section 81P and is not a subdivision as defined under the Subdivision Control Law. De Rego seconded the motion and the vote was unanimous with all in favor.

Approval Not Required (ANR). Merrow (15-010A). Request by applicant for endorsement of a 3-lot plan of land located between 453 and 559 Old Harbor Road Assessors' Map 87 Lot 5.

Sean Leach from SITEC Engineering was present along with applicant Charles Merrow. Leach explained that the applicant requested to divide the piece of land into three lots. Leach described the property and noted that all three lots will have the required uplands, frontage and area.

De Rego motioned to endorse the plan entitled "Approval Not Required Plan of Land In Westport, MA" dated April 12, 2015, Assessor's Map 87, Lot 5 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.

Administrative Items.

a. Endorse Street Acceptances.

Raus motioned to endorse the street acceptance plans for Kyle Jacob Road, Melissa Beth Way, Rach's Way, Stonehaven Way, Berard Court, Stella Lane and Rita Lane. De Rego seconded the motion and the vote was unanimous with all in favor.

b. Endorse Lincoln Avenue.

Attorney Koldys was present to represent applicant Gary Bouchard. Hartnett reviewed the provisions of the Home Owner's Association for the Board. Koldys asked the Board to exclude the parcel of land owned by the Kenneth Brown Estate from the covenant. This is only a very small portion of Lot 4 and it cannot be built on as it exists. There is sufficient surety in the remaining portion of Lot 4. After a discussion, the Board agreed to exclude the parcel from the covenant.

Sousa motioned to accept the provisions of the Lincoln Heights Home Owner's Association Trust, dated June 02, 2015. Raus seconded the motion and the vote was unanimous with all in favor.

Raus motioned to endorse the Form F Covenant, dated June 02, 2015, and to endorse the Form F-RRL Covenant, dated June 02, 2015. De Rego seconded the motion and the vote was unanimous with all in favor.

Raus motioned to endorse the subdivision plan entitled "Lincoln Heights", dated November 06, 2014. De Rego seconded the motion and the vote was unanimous with all in favor.

c. Master Plan

Elaine Ostroff- Co- Chair of the Master Plan Update Subcommittee and Hartnett presented an overview of the Master Plan Update for the Board. The Board noted how much effort was put into the Update process from all parties, including the Town residents. Ostroff noted that the Update can be found on the Planning Board's website and the Board discussed other ways to get the update to the eyes of the community.

d. 43D Application

Hartnett reviewed the application for the Board and discussion ensued.

Raus motioned to forward the 43D application to the Board of Selectmen and the Affordable Housing Trust for signatures. Sousa seconded the motion and the vote was unanimous with all in favor.

e. Conference Table

Hartnett noted that he had been researching prices for conference tables for the Public Meeting room at the Town Hall Annex. The new table would replace the current one that has become unstable.

Town Planner Report.

- South Eastern Massachusetts Livestock Association submitted an application for Special Permit for a slaughtering / processing facility in the STOD overlay district on Route 6.
- Hartnett briefly discussed the Route 88 paving project and noted that the state is considering sidewalks and tree cutting to improve sight distance near the bridge.
- Signal detection for motorcycles was discussed.
- Gas lines for Charlotte White Road were discussed.

Any other business that may come before the Board.

Whitin noted that he attended the recent Buzzard's Bay Coalition Conference in New Bedford last Wednesday. The meeting covered rules and regulations for nitrogen with regards to septic systems. He will upload the details to the Planning Board Dropbox.

Correspondence.

Copy of letter to MassDOT RE: Route 88. Noted.

Minutes.

May 19, 2015- Raus motioned to accept the minutes as corrected. De Rego seconded the motion and the vote was unanimous with all in favor.

Invoices

USPS for the yearly stamp purchase \$200.00-.

Mileage for: Hartnett \$90.30 (monthly); Whitin \$570.28; Raus \$14.61; Tabit \$17.60; De Rego \$17.02; Steadman.\$17.60.

De Rego motioned to approve the invoices listed above. Raus seconded the motion and the vote was unanimous with all in favor.

ADJOURNMENT

Members unanimously voted to adjourn at 7:48 p.m.

Respectfully submitted,

Joan Steadman, Recording Clerk