



**TOWN OF WESTPORT**  
**856 Main Road**  
**Westport, Massachusetts 02790**  
**PLANNING BOARD**

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

**PLANNING BOARD MEETING WORK SESSION MINUTES**

**September 13, 2016**

Chairman James T. Whitin called the meeting to order 6:15 p.m. with Vice-Chairman William Raus, Clerk Marc De Rego, Member David Cole, Member Andrew Sousa and Town Planner James Hartnett in attendance.

**APPOINTMENTS**

**Approval Not Required (ANR) Baldwin (16-010A)** Request by applicant for endorsement of a 2-lot plan of land located at 1179 Drift Road, Assessors' Map 55 Lot 64.

Greg Nicolas of Southcoast Engineering was present. The board asked for clarification of the nearby stream and the right to create an ANR. Nicolas explained that he has obtained a determination of wetlands from ConCom and the current ANR plan complies with upland requirements and meets the setbacks to the river and the stream nearby.

Raus motioned to endorse the plan entitled "Plan of Land 1197 Drift Road Westport, MA" prepared for Thomas W. Baldwin dated August 24, 2016 because it complies with the provisions of MGL Ch 41 Section 81P and is not a subdivision as defined under the subdivision control law. Cole seconded the motion and the vote was unanimous with all in favor.

**ADMINISTRATIVE ITEMS**

- a. Review Request for Proposals For On-Call Peer Engineering Consulting Services. Hartnett stated he reworded the former Consultant Engineering RFP and had the Town Administrator review and approve. The Board may extend the current proposal for another year with Tibbetts Engineering or issue a new RFP and solicit new bids for a contract that would cover a 3-year period. Raus asked to include language that the Board reserves the right to choose more than one bid to allow applicant/contractor to decide whom to work with if the first choice should become a problem.

Cole motioned to run the RFP. Seconded by DeRego. The vote was unanimous with all in favor.

Raus motioned to allow Whitin to work with Hartnett to review proposals. Seconded by Cole. The vote was unanimous with all in favor.

- b. Schedule Public Hearing for Subdivision Rules & Regulations. Cole motioned to hold a public hearing on Nov 1, 2016 at 6:15 pm. The motion was seconded by Raus. The vote was unanimous with all in favor.

Hartnett suggested there be crushed stone on Rural Residential Lanes and would investigate the type. Also where there is a public road and there is an extension to a private way, the Board should consider requiring the road be built to the residential road standard so that it can be accepted.

- c. Discussion on possible zoning changes. Hartnett asked what other issues the board would like to include in zoning by-laws. Of interest are: lots shape; Agricultural By-law; Nitrogen loading (a type of overlay district). Hartnett will research these. Sousa asked if anymore thought was given

to looking at the BOH regulations. Whitin explained that it is a two part endeavor where the BOH will need to regulate. Hartnett suggested meeting with Gerry Coutinho to tweak the ZBL. Cole suggested that Hartnett meet with Coutinho and Hartnett stated he would and also include Building Inspector Ralph Souza.

Whitin suggested that there be a review over current lot size and if there should be consideration for lot sizes in different areas, like for example if sewer is installed in the north, is the size of a new lot still required to be 60K s.f. Hartnett suggested the By-Laws are in need of being updated, revised and amended. He will reach out to Coutinho and get back to the Board.

Whitin suggested looking at making the OSRD by-right and a regular subdivision by special permit.

- d. Walter's Way (formally known as Private Way of Private Acres) - subdivision discussion. Hartnett explained that he has tried numerous times to communicate with the developer to ask when this way would be finished and each time the developer responded he would address it at a subsequent date. The condition of the way is not safe, the steep slope caused a vehicle to slide into the ditch recently. The cul-de-sac has a pile of large stones in it. According to the developer, he has been busy these last few months. The developer wrote in yesterday and his letter stated that he would attend the next Planning Board Meeting. Hartnett will contact Mr. Antonio and request he attend the next Planning Board meeting on October 4<sup>th</sup> 2016 or the Board will consider calling the surety.

**Any other business that may come before the Board**

- a. Hartnett noted the solar array on Old County Road is coming along. The developer is spreading the loam on site at this stage.
- b. Members discussed the potential on Route 6 for a short sewer line to tie into Fall River's line.

**Correspondence.**

- a. Statutory Notice of intention to remove 122 Blossom Road from Ch61A status.  
The request is to remove 2.78 acres from the parcel's total from Ch61A. There has not been any submission to the Planning Board at this time to separate the 2.78 acres out of the entire parcel. Cole motioned that the Planning Board does not see any use that would necessitate the Town purchasing this parcel. DeRego seconded the motion and the vote was unanimous.
- b. Seaport Economic Council status. The letter is to inform the Town that the grant application for the Head of Westport has been put on hold to 2017. Noted.
- c. BOS Memo – STM 11-29-16 deadline for submission Sept 28, 2016 at 3:00 p.m. Noted.
- d. Fire Prevention Regulations Appeals Board. Noted.
- e. Ch91 Application 1546D Drift Rd. Estow. No action required by the Board. Noted.
- f. WLCT St Vincent property letter to BOS dated 9-2-16.  
Whitin noted he attended a tour of the property about a week and a half ago with other individuals that were interested in the portion of the property with the buildings. He noted the poor condition of the standing buildings. He also noted that there was interest by some of the

individuals for running another camp-type facility. The Deadline for input to the WLCT is December after which they will decide on what proposals they will accept by interested parties.

### **MINUTES**

a. August 9, 2016

Raus motioned approve. Cole seconded the motion and the vote was unanimous with all in favor.

b. August 23, 2016

Raus motioned approve. DeRego seconded the motion and the vote was unanimous with all in favor.

### **Invoices.**

Mileage and phone expenses (August) for Hartnett \$91.04.

Raus motioned to approve. Seconded by DeRego. The vote was unanimous with all in favor.

### **ADJOURNMENT**

Members unanimously voted to adjourn at 8:15 pm

Respectfully submitted,

Lucy Tabit, Assistant Planner