

Planning Department
856 Main Road
Westport, MA 02790



Planning Board

James Whitin
Robert Daylor
John K. Bullard
Mark L. Schmid
Manuel Soares

AGENDA

Tuesday, July 11, 2023

Please note: this meeting will be held in the Board of Selectmen's meeting room on the 2nd floor of the Town Hall (816 Main Road), not the Town Annex.

Call to order 6:00 p.m.

1. Administrative Items

- a. **Approval Not Required (ANR) – Parcel 23-47 & 47B (23-022A)** Request by applicant for endorsement of a 2-lot plan of land located at 17 Franklin Street, Assessors Map 23 Lots 7 & 47B.
- b. **Definitive Subdivision – 431 Fisher Rd. “Stacy Lane” (20-002SPA-C)** Vote on surety amount for incomplete work.

2. 6:15 p.m. Public Hearing

- a. **Westport Horizons Development Corp. - Oakridge (06-001SP-MAJOR)**(*continued from February 22, 2022, April 19, 2022, June 28, 2022, March 7, 2023, May 16, 2023*)

3. Assistant/Planner's report

a. Planner's report

- 1. Salt Marsh Grant Updates
- 2. Westport Drone Photos
- 3. Next Rezoning Meeting with BSC Group

4. Correspondence

5. Minutes – June 27th, 2023

6. Short/Long-term Planning Discussions

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

Planning Board: August 8, 2023 at 6:00 p.m. & September 5th & 19th, 2023

Work Session: TBD



RECEIVED

JUN 21 2023

WESTPORT
PLANNING BOARD

Westport Planning Board
Town Hall Annex
856 Main Road
Westport, MA. 02790

RE: Approval Not Required Plan – 296 Sanford Road Parcel 23-47 & 47B

June 9, 2023

Dear Boardmembers,

On behalf of the Owners/Applicants, Susan M. Santos, Kevin Broadbent and George Santos we are respectfully submitting this Plan of Land to the Board for endorsement as an "Approval Not Required" Plan.

The plan shows a division of Parcel 23-47 & 47B into two lots, each with an existing single family dwelling that was constructed prior to the adoption of the Subdivision Control Law by the Town of Westport (please see the attached Assessor's Field Cards). The existing houses are also identified as 15 and 17 Franklin Avenue, respectively. Each dwelling has its own driveway, parking, septic system and utility connections. Franklin Avenue is a private, gravel roadway. There are no other houses on the street.


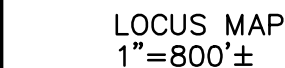
We thank the Board for their time and courtesy regarding this plan and look forward to presenting and discussing the plan at the next available public hearing.

Sincerely,

A handwritten signature in blue ink, which appears to read "William J. McGovern". The signature is fluid and cursive, with a long horizontal stroke at the end.

William J. McGovern, P.L.S.
Zenith Land Surveyors, LLC

1162 Rockdale Avenue
New Bedford, MA. 02740



PLAN NORTH

PLAN NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW A DIVISION OF PARCELS 23-47 & 47B INTO TWO NEW LOTS, EACH WITH A SINGLE FAMILY RESIDENCE. HOUSES WERE BUILT PRIOR TO ADOPTION OF SUBDIVISION CONTROL PER ASSESSOR'S RECORDS.

LOCUS IS LISTED AS 296 SANFORD ROAD, HOUSES ARE ALSO ADDRESSED AS 15 AND 17 FRANKLIN AVENUE.

THERE ARE NO WETLANDS ON SITE PER MASS GIS AND DEP WETLANDS/WETLANDS CHANGE MAPPING..

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

William McLean June 9, 2023
PROFESSIONAL LAND SURVEYOR, PLS DATE



REGISTRY USE ONLY

WESTPORT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE ENDORSED:

ENDORSEMENT BY THE WESTPORT PLANNING BOARD DOES NOT CONSTITUTE DETERMINATION OF CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF WESTPORT ZONING BYLAWS NOR THAT ANY LOT CREATED HEREON IS BUILDABLE.

ZONING:

RESIDENCE - AGRICULTURAL DISTRICT

MINIMUM LOT AREA:	REQUIRED 60,000 S.F.
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MINIMUM FRONTAGE: 150 FT.

MINIMUM SETBACKS:

FRONT:	25 FT.
SIDE:	10 FT.
REAR:	25 FT.

FLOOD ZONE:

THE LOCUS IS LOCATED IN FLOOD ZONE X AS SHOWN
ON F.I.R.M. MAP 25005C 0361G DATED JULY 6, 2021.

DEED REFERENCE:

DEED BOOK 8773 PAGE 119

PLAN REFERENCES:

PLAN BOOK 146 PAGE 50
PLAN BOOK 76 PAGE 11
PLAN BOOK 20 PAGE 22

OWNERS OF RECORD / APPLICANTS:

MAP 23 - 47 & 47E
296 SANFORD ROAD

SUSAN M. SANTOS, KEVIN BROADBENT &
GEORGE SANTOS
17 FRANKLIN AVENUE
WESTPORT, MA. 02790
DEED BOOK 8773 PAGE 119



**PLAN OF LAND
SHOWING DIVISION OF PARCELS 23-47 & 47B**

**296 SANFORD ROAD
WESTPORT , MASSACHUSETTS 02790**

**DRAWN FOR: SUSAN M. SANTOS
17 FRANKLIN STREET**

SCALE: 1"=30'

ZLS
ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 995-0100

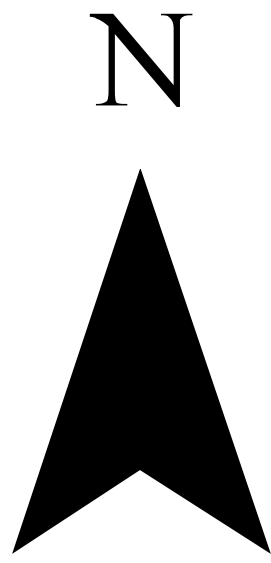
P.L.S. STAMP

Project Locus with Plan Overlay



Legend

 Subject Parcel





TOWN OF WESTPORT
856 Main Road
Westport, Massachusetts 02790

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

PLANNING BOARD
Approval Not Required

Case #: 23-022A
Owner: Susan Santos
Applicant: Susan Santos
Acreage: 1.194 acres (52,011 square feet)
Upland: 1.194 acres
Wetland: ---
Proposal: The applicant is proposing to divide parcel ID # 23_47&47B_0 into two lots. A single-family home would be located on each lot.

Staff Review: Approval Not Required (ANR)

- An ANR must meet the following criteria for ANR endorsement:
 1. The lots shown on the plan must front on one of three types of ways:
 - (a) *a public way or a way which the clerk of the city or town certifies is maintained and used as a public way;*
 - (b) *a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law; or,*
 - (c) *a way in existence when the subdivision control law became effective in the city or town in which the land lies.*
 - Both lots are proposed to front on Franklin Avenue, a way in existence when the subdivision control law became effective.
 2. The lots shown on the plan must meet the minimum frontage requirements:

Such frontage shall be of at least such distance as is then required by zoning or other ordinance or by-law, if any, of said city or town for erection of a building on such lot, and if no distance is so required, such frontage shall be of at least twenty feet.

 - Lot 1 will have 202 feet of frontage on Franklin Avenue. Lot 2 will have 446 feet of frontage on Franklin Avenue. Both proposed lots comply with the minimum 150' frontage requirement.
 3. Determination that the access to the buildable areas of the lots is provided:

[The way has], in the opinion of the planning board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

 - Staff finds that Franklin Avenue conveys adequate access to both lots. Both single-family homes currently use Franklin Avenue for access.

- Westport Zoning By-Laws, section 7, Intensity Regulations, requires a minimum lot area of 60,000 square feet and contiguous uplands of 30,000 square feet.
 - The applicant is proposing Lot 1 with 16,413 square feet of upland. Lot 2 is proposed to have 35,736 square feet of upland.
 - Accordingly, the applicant's plan includes a statement that "Endorsement by the Westport Planning Board does not constitute determination of conformance with the requirements of the Town of Westport Zoning Bylaws nor that any lot created hereon is buildable".

Staff Recommendation

Staff finds that the proposed ANR **meets** the criteria for ANR endorsement. Staff recommends that the Planning Board **endorse** the proposed ANR plan.

June 19, 2023

Project No. 12408.480.1

Mr. James T. Whitin, Chairman
Town of Westport Planning Board
Town Hall Annex
856 Main Road
Westport, MA 02790

**Re: Site Status Review
 Stacey Lane Subdivision
 Fisher Road
 Westport, Massachusetts**

Dear Chairman Whitin,

In accordance with a request from Amy Messier, Assistant Town Planner, and the Developer, Ron Oliveira, for a project status and surety estimate for completion, S.W. Cole Engineering, Inc. (S.W.COLE) has performed a site review in conjunction with a review of estimate to complete the project provided by Robert Roderiques of Fairhaven Excavating Inc.

Relevant comments are as follows:

- The roadway and cul-de-sac have been constructed to a “binder” HMA pavement grade. S.W. Cole Engineering was present during the installation of the roadway which included the observation of the subgrade, and installation of the roadway gravel. The roadway gravel was sampled prior to installation and found to meet Mass DOT specifications for Reclaimed Pavement Borrow, which also meets the Westport Highway Dept’s standard specifications, and Planning Board Rules and Regulations. The gravel was tested for compaction prior to asphalt installation and found to be compacted to greater than 95% of its maximum dry density. S.W.COLE was also present during the installation of the binder course asphalt. The installation was noted to be in compliance with the signed plans, and in accordance with applicable MassDOT standards for Asphalt installation under the Section 460 Specification in the Standard Specifications 2022 version.
- Roadway and site drainage has been installed, which includes all piping and structures within the roadway as the well as infiltration basin No. 1 located behind lots No’s 12 & 13, and Infiltration basin No. 2 located behind lot No. 9 at the terminus of the cul-de-sac. The roadway drainage has not been active as silt control within the structures had been installed to prevent any infiltration to the basins during construction of the site.

- Roadway structures are currently being raised to surface asphalt grade in anticipation of roadway surface paving to be scheduled.
- Infiltration basins No. 1 & No. 2 are constructed and have substantial vegetation on the slope's edges. The sand layer may need to be re-graded due to washouts from the winter weather before final acceptance. Both outlet control structures, have been installed without the grate.
- The top of berms is constructed, and appear to have a gravel access way, the access way could have some crushed stone to address any concerns for washing or rutting when being accessed.
- Spillway at Basin No. 2 is constructed, with rip rap/Rockfill installed and appears to be stable.
- Roadway shoulders are loam and seeded from the entrance from Fisher Road to approximately Sta 3+25, as well as the sloped edge from Sta 7+50 to Sta 9+00 on the right side of the roadway. Grass growth is currently minimal, and the sloped edge at Sta 7+50 requires stabilization such as jute matting to prevent erosion until substantial grass growth is achieved. The remainder of the roadway requires loam and seed; however, this should not be completed until the majority of the private residences have been substantially completed.
- Electrical and telecom work has been completed, and S.W. Cole has been advised that the connection to the power utility has been completed. It's noted that there is a utility pole that still needs to be removed from the proposed roadway entrance.
- The fire cistern has been installed and was witnessed by S.W. Cole. The Fire Dept. has reported issues performing testing. A meeting was conducted with the Fire Dept. and S.W. Cole to discuss options for accessing the tank seeing that its location is not ideal. It was agreed that an asphalt access pad behind the cape cod berm would be sufficient for the Fire Dept to access the tank as needed. This work will be done in conjunction with the surface course paving work.
- Roadway Entrance work is currently incomplete and will require appropriate signage as per the signed approved plans. Additionally, there may be a line of site conflict with the existing vegetation looking north on Fisher Road and should be addressed before final acceptance.
- The retaining wall along the roadway edge is installed from Sta 0+25 to approximately Sta 3+50. It was noted in a site meeting, that the wall beyond Sta 3+50 may not be required and the site contractor would install the wall to a point where the natural topography remained natural.



S.W. Cole was provided an estimate for the completion of the roadway (See attached) and concurs with the estimate provided by Fairhaven Excavation with the following comments:

No consideration was made in the estimate for final engineering which includes the installation of the roadway monuments, and as-built drawings. S.W. Cole suggests that the board accept the roadway completion estimate for project completion of \$76,500.00 and request an additional \$5000.00 for engineering services and a contingency of 20%.

S.W.COLE suggests that a Surety of \$97,800.00 be considered.

Sincerely,
S.W. COLE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'D. Mello', is written over the company name.

Derek G. Mello
Construction Services Manager

cc: Nadine Castro, Westport Planning Board
Amy Messier, Westport Planning Board
Ron Oliveira,

























Division of Ace Asphalt Co., Inc.

15 Oliver Street Fairhaven, MA 02719
(508) 999-6749 Office (508) 999-0033 Fax

BALANCE OF WORK

LOCATION: Stacy Lane

- Top Coat Roadway	\$ 49,000.00
- Seed Shoulders	\$ 7,600.00
- ADJ Structures	\$ 4,000.00
- Cape Cod Borm	\$ 15,900.00
TOTAL	\$ 76,500.00

Report of Field Density

ASTM D6938

Project: **WESTPORT MA - 431 FISHER ROAD - STACY LANE RESIDENTIAL SUBDIVISION -** Project Number: **2408.480.1**
CONSTRUCTION INSPECTION AND OBSERVATION

Client: **TOWN OF WESTPORT, MASSACHUSETTS**

Field Density Test Results

Test #	Test Date	Tech	Test Location	Elev Feet	Test Depth	Lab ID	Dry Density	Moisture Content Percent	Compaction Percent	Required Compaction
1	11/8/2022	MPK	ROADWAY IN CUL-DE-SAC AT LOT 8	6" BELOW FG	6	5542T	131.6	6.2	99.5	95
2	11/8/2022	MPK	ROADWAY IN CUL-DE-SAC AT LOT 9	6" BELOW FG	6	5542T	130.7	5.7	98.8	95
3	11/8/2022	MPK	ROADWAY IN CUL-DE-SAC AT LOT 10	6" BELOW FG	6	5542T	130.5	9.7	98.6	95
4	11/8/2022	MPK	ROADWAY STATION +50 RIGHT SIDE	6" BELOW FG	6	5542T	129.7	5.7	98.0	95
5	11/8/2022	MPK	ROADWAY STATION +50 LEFT SIDE	6" BELOW FG	6	5542T	128.9	6.2	97.4	95
6	11/8/2022	MPK	ROADWAY STATION 1+50 RIGHT SIDE	6" BELOW FG	6	5542T	129.5	5.8	97.9	95
7	11/8/2022	MPK	ROADWAY STATION 1+50 LEFT SIDE	6" BELOW FG	6	5542T	130.1	6.1	98.3	95
8	11/8/2022	MPK	ROADWAY STATION 2+50 RIGHT SIDE	6" BELOW FG	6	5542T	130.9	5.4	98.9	95
9	11/8/2022	MPK	ROADWAY STATION 2+50 LEFT SIDE	6" BELOW FG	6	5542T	131.7	5.7	99.5	95
10	11/8/2022	MPK	ROADWAY STATION 3+50 RIGHT SIDE	6" BELOW FG	6	5542T	130.5	6.4	98.6	95
11	11/8/2022	MPK	ROADWAY STATION 3+50 LEFT SIDE	6" BELOW FG	6	5542T	132.0	5.8	99.8	95
12	11/8/2022	MPK	ROADWAY STATION 4+50 RIGHT SIDE	6" BELOW FG	6	5542T	130.6	4.9	98.7	95
13	11/8/2022	MPK	ROADWAY STATION 4+50 LEFT SIDE	6" BELOW FG	6	5542T	131.7	4.2	99.5	95

Report of Field Density

ASTM D6938

Project: **WESTPORT MA - 431 FISHER ROAD - STACY LANE RESIDENTIAL SUBDIVISION -** Project Number: **2408.480.1**
CONSTRUCTION INSPECTION AND OBSERVATION

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14	11/8/2022	MPK	ROADWAY STATION 5+50 RIGHT SIDE	6" BELOW FG	6	5542T	130.2	6.0	98.4	95
15	11/8/2022	MPK	ROADWAY STATION 5+50 LEFT SIDE	6" BELOW FG	6	5542T	128.6	6.2	97.2	95
16	11/8/2022	MPK	ROADWAY STATION 6+50 RIGHT SIDE	6" BELOW FG	6	5542T	127.9	5.8	96.7	95
17	11/8/2022	MPK	ROADWAY STATION 6+50 LEFT SIDE	6" BELOW FG	6	5542T	131.8	5.6	99.6	95
18	11/8/2022	MPK	ROADWAY STATION 7+50 RIGHT SIDE	6" BELOW FG	6	5542T	127.7	4.8	96.5	95
19	11/8/2022	MPK	ROADWAY STATION 7+50 LEFT SIDE	T.O.D.G.	6	5542T	132.2	7.0	99.9	95
20	11/8/2022	MPK	ROADWAY STATION 8+50 RIGHT SIDE	T.O.D.G.	6	5542T	127.7	4.8	96.5	95
21	11/8/2022	MPK	ROADWAY STATION 8+50 LEFT SIDE	T.O.D.G.	6	5542T	126.7	6.0	95.8	95
22	11/8/2022	MPK	ROADWAY STATION 9+50 RIGHT SIDE	T.O.D.G.	6	5542T	125.7	6.0	95.0	95
23	11/8/2022	MPK	ROADWAY STATION 9+50 LEFT SIDE	T.O.D.G.	6	5542T	126.9	5.6	95.9	95
24	11/8/2022	MPK	ROADWAY STATION 10+50 RIGHT SIDE	T.O.D.G.	6	5542T	128.5	5.1	97.1	95
25	11/8/2022	MPK	ROADWAY STATION 10+50 LEFT SIDE	T.O.D.G.	6	5542T	129.4	6.0	97.8	95

Laboratory Compaction Test Reference

Lab ID	Date Received	Material Source	Material Type	Method	Max Dry Density PCF	Optimum Moisture Content (%)	Comments
5542T	11/3/2022	Ace Asphalt- stockpile #1	Gravel	ASTM D-1557 Modified B	132.3	6.6	



Report of Field Density **ASTM D6938**

Project: **WESTPORT MA - 431 FISHER ROAD - STACY LANE RESIDENTIAL SUBDIVISION -** Project Number: **2408.480.1**
CONSTRUCTION INSPECTION AND OBSERVATION

Client: **TOWN OF WESTPORT, MASSACHUSETTS**

Elevation Notes:

Comments:

A handwritten signature in dark ink, appearing to read 'JGM', is positioned above a horizontal line.

Reviewed By

Report of Field Density

ASTM D6938

Project: **WESTPORT MA - 431 FISHER ROAD - STACY LANE RESIDENTIAL SUBDIVISION -** Project Number: **2408.480.1**
CONSTRUCTION INSPECTION AND OBSERVATION

Client: **TOWN OF WESTPORT, MASSACHUSETTS**

Field Density Test Results

Test #	Test Date	Tech	Test Location	Elev Feet	Test Depth	Lab ID	Dry Density	Moisture Content Percent	Compaction Percent	Required Compaction
26	11/10/2022	EM	CUL-DE-SAC LOT 10	SG	4	5543T	120.5	6.5	95.0	95
27	11/10/2022	EM	CUL-DE-SAC LOT 8	SG	4	5543T	120.6	6.1	95.1	95
28	11/10/2022	EM	CUL-DE-SAC LOT 11+50	SG	4	5543T	121.9	6.6	96.1	95
29	11/10/2022	EM	STACEY LANE 10+50	SG	4	5543T	120.6	6.4	95.1	95
30	11/10/2022	EM	STACEY LANE DMH #8	SG	4	5543T	120.8	6.8	95.3	95
31	11/10/2022	EM	STACEY LANE DMH 8+50	SG	4	5543T	122.1	6.8	96.3	95
32	11/10/2022	EM	STACEY LANE LOT 12	SG	4	5543T	121.2	6.0	95.6	95
33	11/10/2022	EM	STACEY LANE 5+00	SG	4	5543T	122.0	6.8	96.2	95
34	11/10/2022	EM	STACEY LANE 4+15	SG	4	5543T	121.1	6.7	95.5	95
35	11/10/2022	EM	STACEY LANE 3+00	SG	4	5543T	120.5	6.5	95.0	95
36	11/10/2022	EM	STACEY LANE 2+15	SG	4	5543T	119.8	7.5	95.5	95
37	11/10/2022	EM	STACEY LANE 1+00	SG	4	5543T	123.2	8.6	97.2	95

Laboratory Compaction Test Reference

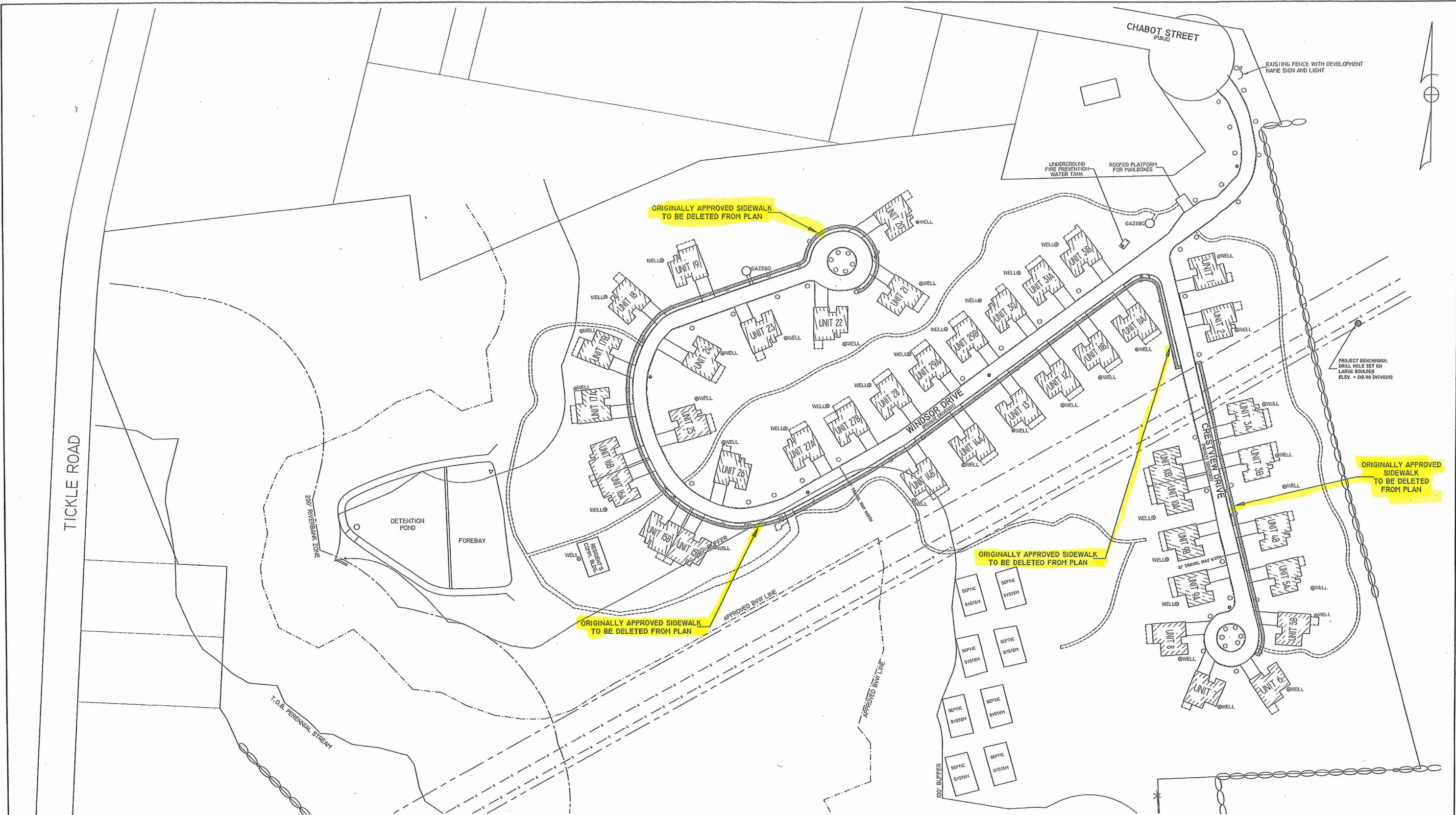
Lab ID	Date Received	Material Source	Material Type	Method	Max Dry Density PCF	Optimum Moisture Content (%)	Comments
5543T	11/3/2022	Ace Asphalt- stockpile #2	Gravel	ASTM D-1557 Modified C	126.8	4.1	

Elevation Notes:

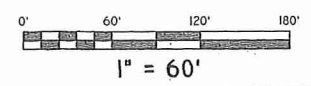
Comments:

SG = SUBGRADE

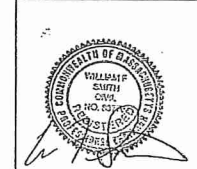
Reviewed By



- LEGEND**
- STONEWALL
 - 200' RIVER BANK ZONE
 - APPROVED BYW LINE
 - 100' BUFFER
 - EXISTING ALGONQUIN GAS TRANSMISSION LINES
 - APPROXIMATE EXISTING WALKING PATH
 - EXISTING STREET TREE
 - EXISTING STREET LIGHT
 - EXISTING FENCE WITH DEVELOPMENT SIGN AND LIGHT
 - APPROVED SIDEWALK TO BE DELETED FROM PLAN



*REFER TO ORIGINAL APPROVAL FOR UTILITY INFORMATION



REVISIONS:

PROPOSED SIDEWALK MODIFICATION PLAN
PREPARED FOR
OAKRIDGE: A PRIVATE COMMUNITY
ASSESSOR'S MAP 21 LOT 4
CHABOT STREET
WESTPORT, MASSACHUSETTS

SCALE: 1" = 60' DATE: DECEMBER 28, 2021

Civil Engineering Concepts, Inc.
34A MAIN STREET
LITTLE COMPTON, RI 02837
PH: (401) 592-0177
FAX: (401) 592-0178
EMAIL: wsmithccc@aol.com

SHEET 1 OF 1 JOB#: 03-044



PLANNING BOARD MEETING MINUTES

Date/time of Meeting: June 13, 2023, at 6:00 p.m.

Place: Town Hall Annex, 856 Main Road

Call to order: The regular meeting of the Westport Planning Board was called to order at 6:00 PM by Chairman, Jim Whitin.

ATTENDEES

Chairman Jim Whitin, Vice-Chair Bob Daylor, and members, Manuel Soares, Mark L. Schmid, Town Planner, Michael Burris, and Assistant Town Planner, Amy Messier.

ABSENT

John Bullard

Chair's Announcement – Under M.G.L. Chapter 30A, section 20(f) – The meeting was recorded.

1. Administrative Items

a. Preliminary Subdivision Plan – Rural Road (23-013B-RRL)

Request by the applicant to consider a Preliminary Subdivision plan entitled **“Preliminary Plan – Rural Road”** prepared for **Emanuel B. Pacheco** and located on the west side of Gifford Road, south of **225 Gifford Road**, Assessor's Map 29 Lot 22C proposing to divide the property into two (2) lots.

Emanuel Pacheco and Emanuel Pacheco Sr. of 26 Andrea court were present. They were before the Board for comments regarding an existing two (2) lot subdivision for a Rural Residential Road. They requested two waivers for the road radius and a cross-section. The Assistant Town Planner commented that if the Preliminary subdivision becomes a definitive subdivision, the consultant reviewer will review the waivers. The Town Planner did not have any concerns. Daylor remarked that he was interested in seeing the swale and how it diverts water away from the road.

Motion

Daylor moved to approve the preliminary subdivision plan entitled “Preliminary Plan 0 Rural Road” for Emanuel B. Pacheco because it conforms to the Planning Board's requirements. Schmid. 4-0.

b. Pre-Application Consultation (23-018PAC) Request by David Santos of Pare Corporation for an installation of a 15' x 30' commercial garage at 146 State Road, Map 3 Lot 40-40A.

David Santos of Pare Engineering was present along with the owner, Junior Burke. They are proposing to construct a 15' x 30' commercial motorcycle restoration repair garage on a residential lot within the business district. Santos commented the septic system would be upgraded based on need. Daylor mentioned a new curb cut would need a new state permit. Santos responded that they would be utilizing the existing curb cut. Whitin commented approval from the state is still required.

Amy commented that they will need to check with MassDOT to confirm that it is permitted for use and they will need to go before the Board of Health for septic upgrade.

Prior to filing with MassDOT and requesting a building permit, Soares stated that the Planning Board would need to authorize the curb cut first.

c. Approval Not Required (ANR) A.P. 45 Lots 8 & 15 (23-014A) Request by the applicant for endorsement of a Plan of Land showing 2 Lots for land located at 0 Division Road, Map 45 Lots 8 & 15.

Attorney Neil B. Smola was present representing New Leaf Energy. He mentioned a new lot line would show the division of land for and it would not create a buildable lot due to lack of frontage. Whitin asked if it would be conveyed for conservation. Smola replied it would be conveyed to the Westport Land Trust.

Motion

Daylor moved to approve the endorsement of the plan entitled “A.P. 45, Lots 8 & 15 0 Division Road, Westport, Massachusetts” for Westport Land Conservation Trust, dated April 24, 2023, Assessor’s Map 45 Lots 8 & 15, 0 Division Road because the plan complies with the provisions of M.G.L. Ch. 41 Section 81P. Schmid. 4-0

d. Approval Not Required (ANR) Gifford Road and Mouse Mill Road (23-016A) Request by the applicant for endorsement of a Plan of Land showing 2 Lots for land located at 0 Gifford Road, Map 31 Lot 11.

Greg Nicholas of Southcoast Engineering was present on behalf of Michael and Debbie Ferry. They are proposing the division of Map 31, Lot 11 into two (2) Lots. A.P. 31 Lot 11 (Lot 2) has 32.2 acres would be protected by an Agricultural Preservation Restriction (APR) and remain in Chapter 61A pending the Planning Board’s approval. A.P. Map 31 Lot 11 (Lot 1) has 3.36 acres has adequate frontage and will remain in Chapter 61A. If Map 31 Lot 11 (Lot 1) is sold, the purchaser would have to follow the procedures to determine whether the lot has sufficient uplands to be a buildable lot.

Motion

Daylor moved to approve the endorsement of the plan entitled “Plan of Land at Gifford Road and Mouse Mill Road, Westport, MA” for Michael P. Ferry, dated December 15, 2022, Assessor’s Map 31 Lot 11 because the plan complies with the provisions of M.G.L. Ch. 41 Section 81P. Seconded by Schmid. 4-0.

e. Approval Not Required (ANR) Approval Not Required Plan of Land in Westport, Massachusetts, Carricorp Industries (23-017A) Request by the applicant for endorsement of a Plan of Land reconfiguring 4 Lots, for land located at 0 Granite Post Road, Map 69 Lot 116.

Mark Boucher of Boucher & Associates was present on behalf of the applicant. The applicant would like to reconfigure Lot 121 to incorporate parcels to the south to maintain access to the solar farm that is owned by Carricorp Industries, named Brookwood Drive Solar, 30-year lease that abuts expires to will revert to their ownership.

Motion

Daylor moved to approve the endorsement of the plan entitled “Approval Not Required Plan of Land in Westport, Massachusetts” for Carricorp Industries, Ltd. Trustee of 190 C.W. Trust, dated May 31, 2023, Assessor’s Map 69 Lot 116 because the plan complies with the provisions of M.G.L. Ch. 41 Section 81P. Seconded by Soares. 4-0.

f. Committee re-appointments.

1. Climate Resilience Committee
Jim Whitin

Motion

Daylor moved to nominate Jim Whitin to serve a member of the Climate Resilience Committee.

2. Ag/Open Space Preservation Trust/Climate Resilience Committee
John Bullard

Motion

Daylor moved to nominate John Bullard to serve as a member of the Ag/Open Space Preservation Trust and Climate Resilience Committee.

3. Community Preservation Committee/Long-term Planning Town Building evaluation
Mark Schmid

Motion

Daylor moved to nominate Mark Schmid to serve as a member of the Community Preservation Committee & Long-term Planning Town Building evaluation.

4. Cable advisory/Climate Resilience Committee/Infrastructure Oversight Committee Subcommittee
Bob Daylor

Motion

Whitin moved to nominate Bob Daylor to serve as a member of the cable advisory/Climate Resilience Committee/Infrastructure Oversight Committee Subcommittee.

5. Economic Development Task Force/Infrastructure Oversight Committee/Tax Incentive Program Committee
Manny Soares

Motion

Daylor moved to nominate Manny Soares to serve as a member of the Economic Development Task Force, Infrastructure Oversight Committee, and Tax Incentive Program Committee.

2. 6:15 p.m. Public Hearing

a. Stoneridge: A Private Community (23-002SP-ILF-SPA-LID) (continued March 7, 2023)

Daylor/Soares access without prejudice.

3. 6:15 p.m. Public Hearing

a. Inheritance Lane (23-010C-RRL)

Request by the applicant to consider a definitive subdivision plan entitled “Inheritance Lane”, located between 99 and 115 Old Pine Hill Road proposing to divide the property into four (4) lots, Assessors Map 43 Lot 3.

Leach - John Connell - along with the applicants were present.

Gave a brief explanation of property. Proposing create a road with 2 additional house lots with a gravel driveway and extend driveway with a hammerhead with drainage and swale.

Whitin read the department comments into the record.

Read SW Cole’s report dated May 25, 2023 into the record.

John Connell - the 16 foot way already has a 16 foot to match the existing driveway with 2 feet on each side for a shoulder. The berm width mentioned detention basin berm but the 10’ berm wouldn’t be a big deal it may be too big he feels.

Messier-agrees the 16’ would be sufficient.

Soares-agrees to the 16’ width but needs to maintain the trees.

Schmid-explain waivers

1. Leach explained what all the waivers were and how they were going to fix it.
2. Instead of paving the surface and it will be gravel surface instead and the road will be raised.
3. Schmid - asked if work was done and asked if a NOI was issued because some work was done in the buffer zone of the wetlands. Leach -
4. Schmid mentioned concern about fire trucks going down the street with 16’.
5. Daylor - how deep is the hammer head. Leach - could put a 50’ radius at hammerhead.

The applicant is seeking 6 waivers:

WAIVERS REQUESTED

SECTION V.B.1 - WAIVER FROM RIGHT OF WAY CLEARING.
SECTION IV.A.3.b. - WAIVER FROM -1% LEVELING AREA.
SECTION V.B.5 - WAIVER FROM STANDARD CROSS SECTION.
SECTION V.B.3 - WAIVER FROM REQUIRED PAVED SURFACE.
SECTION V.D.1 - WAIVER FROM STANDARD 4 - WATER QUALITY.
SECTION V.D.2 - WAIVER FROM STANDARD 11 - VOLUME CONTROL.

Water quality-state requires pss because Westport gravel as impervious it wouldn’t meet the 80% TSS removal from the driveway but doesn’t feel they would get the 80%.

Volume- it is not going downstream or impacting an abutter. He feels that he will

get infiltration will not have any impact on anyone. Whitin-will you be reducing volume at all? Leach - yes reducing the volume by some because of the infiltration. Connell - There will be a reduction in volume. Will not have an impact on an abutter.

Messier-recommends approval with the waivers and conditions.

Close public hearing

Daylor/Soares. All 4.

Motion

Daylor move to approve the Definitive Subdivision plan entitled “Inheritance Lane” as defined under section 81L of the subdivision control law subject to additional to revisions to the turn-around. Seconded by Soares. All 4.

Move to the approve the waivers as requested. Soares. All 4

Motion

Daylor moved to close the Definitive Subdivision public hearing. Seconded by Soares.

4. Assistant/Planners report

Messier

Burris - Planners report - updated the Board regarding the route 6 sewer project. Also submitted 64,000 small town grant for street scape.

5. Correspondence

- a. Motion to Dismiss – 533 Horseneck Road
- b. Chapter 91 – Yule 1380-J Drift Road
- c. Chapter 91 – Carrigg – 1702-C Drift Road
- d. Zoning Board of Appeals notices

6. Invoices

- a. W.B. Mason – keyboard and mouse \$28.44

Daylor/Soares move to approve the invoice for WB Mason

SRPEDD reimbursement

Keyboard purchase for Nadine.

Motion

Daylor/Soares move to approve the W.B. Mason invoice of \$28.44.

6. Minutes

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Motion

I move to approve the May 16, 2023 minutes as written (or as amended). Schmid/Daylor. All 4

7. Short/Long-term Planning Discussions

Mark/Michael, Amy/Jim Whitin - Russell Burke BSC Group will be open up to a public for a public meetings. Michael - talked with Russ Burke-public engagement piece will discuss the public engagement process and then meetings after will involve the public maybe end of July.

Daylor- suggested long-term building committee could a portion be used for senior/veteran housing for the use of the old high school. Mentioned the building of noquochoke village also do building conversions.

Adjourn: 7:54 p.m.

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

Planning Board: June 27, 2023 at 6:00 p.m.

Work Session: ?

ADJOURNMENT

The Board members unanimously adjourned at 8:00 p.m.

Respectfully submitted,



Nadine Castro, Assistant Town Planner II

NOTE: *Agenda is subject to change*

NEXT MEETINGS:

PLANNING BOARD: June 13, 2023, @ 6:00 P.M.

WORK SESSION: ?