



TOWN OF WESTPORT
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PLANNING BOARD

PLANNING BOARD MEETING

October 5, 2021

Chairman Jim Whitin called the meeting to order at 6:01 p.m. with Vice-Chair Robert Daylor and members John Bullard, Manuel Soares, Mark L. Schmid, and Assistant Town Planner II Nadine Castro, and Assistant Town Planner Amy Messier in attendance.

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

Call to order 6:00 p.m.

1. Administrative Items

- a. Approve Assistant Planner to endorse ANR Plans.

Motion

Daylor moved to authorize Amy L. Messier to act on behalf of the Planning Board in certifying or endorsing plans and other instruments that are required or authorized by the subdivision control law to be recorded with the Registry of Deeds or registered with the Land Court. Seconded by Bullard with all five members in favor.

- b. **Approval Not Required (ANR) A.P. 52 Lot 35, 0 Hidden Glen Lane, Westport, MA for Michael Higgins (21-020A).** Request by the applicant for endorsement of a Plan of Land showing 2 Lots for land located at 0 Hidden Glen Lane, Westport, MA, A.P. 52 Lot 35.

Matthew Pike from Southcoast Engineering was present representing the applicant. Pike mentioned the applicant is proposing to divide the property into two lots. Parcel "A" to be combined with lot Map 52 Lot 35D which is owned by Michael Higgins. Parcel A is not buildable without further zoning relief. Recommend endorsement of Approval Not Required.

Motion

Bullard moved to approve the endorsement of the plan entitled "Plan of Land A.P. 52 Lot 35, 0 Hidden Glen Lane, Westport, MA" dated September 24, 2021, because the plan complies with the provisions of MGL Ch. 41 Section 81P. Seconded by Daylor with all five members in favor.

- c. Clean Energy Collective (15-006SP-S) Site visit

Schmid commented that he, Bullard, and Ms. Messier visited the Old County Road site on September 27, 2021, to review the five areas of no new growth. Schmid and Bullard agreed that new topsoil and reseedling with a pollinator mix in the two areas that had minimal growth would be required before approving. Ms. Messier to follow up with Navisun letting them know the two areas that need additional pollinator mix.

6:15 p.m. Public Hearing

2. Ironwood Renewables, LLC (21-001SP) (Continued from May 11, 2021, July 13, 2021, August 10, 2021)

Request by the applicant to consider the Special Permit and Site Plan Approval Low Impact Development applications for Ironwood Renewables, LLC. for property owned by Randy S. & Patricia A. Mayall, Trustees of the Mayall Family Trust, and located on the west side of Horseneck Road between 1227-A and 1143 Horseneck Road, Assessor's Map 76, Lot 69S. Pursuant to Westport Zoning By-Laws Section 8.2 Low Impact Development and Section 9.6 Large Scale Solar Energy System, the applicant requests permission to construct a solar energy system of approximately 5.26 Megawatts DC, lot size 45 acres.

Hamilton Carrier from Ironwood Renewables has requested a continuance. Recommend continuing the hearing to December 14, 2021, at 6:15 p.m.

Motion

Bullard moved to continue the Public Hearing for Ironwood Renewables to December 14, 2021, at 6:15 p.m. Seconded by Daylor with all five members in favor.

6:20 p.m. Public Hearing

3. Silverback Construction (21-004SPA) (Continued from September 21, 2021) Request by the Applicant to consider the Site Plan Approval for **Silverback Construction Inc.** for property located on the **Northeast corner of Cheryl's Way and Route 177**, Assessor's **Map 28, Lot 17C**, Westport, MA, pursuant to Westport Zoning By-Law Section 8.7 for Site Plan Review to construct a 2-story commercial building. A total of 16 parking spaces are planned.

Steve Gioiosa from Sitec Engineering/CEC has requested a continuance. Recommend continuing the hearing to October 19, 2021, at 6:20 p.m.

Motion

Bullard moved to continue the Public Hearing for Silverback Construction to October 19, 2021, at 6:20 p.m. Seconded by Daylor with all five members in favor.

6:45 p.m. Public Meeting

4. Isidoro Court (21-002C) (continued from March 23, 2021, April 20, 2021, July 13, 2021, August 10, 2021) Request by the applicant to consider a definitive subdivision plan entitled **"Definitive Subdivision Plan of Isidoro Court in Westport, Massachusetts"** prepared for **Anthony Medeiros** and located at 93 Fisher Road, Map 40 Lot 30D, proposing to divide the property into two (2) lots.

Steve Gioiosa from Sitec Engineering/CEC has requested a continuance. Recommend continuing the hearing to November 2, 2021, at 6:20 p.m.

Motion

Bullard moved to continue the Public Hearing for Isidoro Court to November 2, 2021, at 6:15 p.m. Seconded by Daylor with all five members in favor.

3. Correspondence

Westport Zoning Board – Noted.

4. Minutes

September 28, 2021

The minutes will be placed on the agenda for October 19, 2021.

5. Invoices

- a. WB Mason - \$7.54 for USB extension cord

Motion

Bullard moved to approve the invoice for WB Mason of \$7.54. Seconded by Daylor with all five members in favor.

6. Planner's Report

Ms. Messier read her Planner's Report for the record.

Whitin recommended Ms. Messier follow up with the developer on Maya Way to find out where he stands with the development's completion.

Whitin asked if Ms. Messier for an update on the new owners for Francis Estates.

7. Short/Long-term Planning Discussions

Whitin stated that he would like to meet with members of the Zoning Board of Appeals to discuss their views on modifying or rewriting the Cell Tower By-Laws for the upcoming Town Meeting.

Whitin would like to revisit the June 5, 2021, Annual Town Meeting Articles that were passed over. He added discussions should start for any new modifications for the By-Laws in the Rt. 6 and Central Village areas.

8. Matters not reasonably anticipated

Soares mentioned he would like to discuss the proper protocols when curb-cuts are presented in a plan that is not being followed. Whitin suggested discussing with Ralph Souza, the Building Inspector/Zoning Enforcement Officer.

Whitin and Soares agreed that adding a curb-cut into the By-Law for state-owned roads would be helpful. The Building Inspector would verify if the state permit was filed before construction.

9. Adjourn to Executive Session

- a. Review/discuss Town Planner Position

Motion

Bullard moved to enter into executive session under the provisions of MGL Ch. 30A, Section 21a (8) at 6:57 p.m. and would not reconvene. Seconded by Daylor with a roll call vote Soares, Schmid, Whitin, Bullard, and Daylor all voted in favor.

Motion

Daylor motioned to close the executive session and adjourn at 7:30 p.m. with a roll call vote. Seconded by Bullard with a roll call vote Schmid, Soares, Whitin, Bullard, and Daylor all voted in favor.

Respectfully submitted,

Amy Messier, Assistant Town Planner
Nadine Castro, Assistant Town Planner II