

TOWN OF WESTPORT PLANNING BOARD



MEETING MINUTES November 2, 2021

PLANNING BOARD MEETING

Chairman Jim Whitin called the meeting to order at 6:00 p.m. with Vice-Chair Robert Daylor and members John Bullard, Manuel Soares, Mark L. Schmid, 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. 2022 Planning Board meeting calendar – Noted.
- b. 2023 Budget

Whitin mentioned the Board will be meeting with the Finance Committee in January of 2021 to discuss the FY23 budget. Items to be discussed would include purchasing 8 Ipads for the Board and staff. He would like to start discussions for an online permitting system for the Town Hall and Annex departments.

- c. Solar By-Law amendment discussion

Schmid suggested that the language in the disturbed clearing limitations should be clearer about the maximum lot size.

The Board agreed to amend the draft Section 9.6.3H(4) to read “Clearing Area shall include all areas of the parcel being disturbed, the access drive shall also be included in this area. Clearing areas may be increased up to 50% provided the Board finds that such increase does not result in any detrimental impacts, including but not limited to, environmental or visual impact.”

Motion

Schmid moved to accept the proposed draft amendment to Section 9.6.3H.4 as stated above. Seconded by Daylor with all five members in favor.

Whitin read the proposed Section 9.6.3.H.2 definition for Height of Structures.

Motion

Daylor moved to approve both amendments to Section 9.6.3.H.2 and Section 9.6.3.H.4 subject to the final proofing before sending to the Selectboard. Seconded by Bullard with all five members in favor.

- d. Oakridge (06-001SP) Richard Leblanc – Discuss outstanding issues.

Richard Leblanc was present and gave the Board an updated As-Built plan.

Whitin read S.W. Cole's letter dated May 3, 2021, into the record. Mr. Leblanc mentioned he has not been involved with Oakridge in 8 years. The items that S.W. Cole's mentioned have been addressed by the Homeowners Association. He mentioned that the Association's President mentioned they do not wish to add the sidewalks and an email was sent to the Board just before this meeting.

Whitin mentioned that if Mr. Leblanc would like to change the Special Permit Plan, he would need to request a public hearing to change the Special Permit requirements at a later date.

Whitin read an email dated November 2, 2021, from David Bourque, President – Board of Trustees of Oakridge Condominium.

Michael Rogers of 8 Windsor Drive was present. His biggest concerns are the water troubles that residents have experienced as a result of road breaking and floods in their basements.

Mark Allard of 12 Crestview Drive was present. Allard questioned why the as-built was not brought to the Board when the subdivision was turned over seven years ago.

e. 999 Main Road (15-007SPA-M) – Occupancy Permit

Motion

Bullard moved to recommend the Building Inspector issue an occupancy permit for 999 Main Road LLC subject to the inspection of the sign lighting. Seconded by Daylor with all five members in favor.

6:15 p.m. Public Hearing

2. Isidoro Court (21-002C) (*continued from March 23, 2021, April 20, 2021, July 13, 2021, August 10, 2021, October 5, 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.

Motion

Bullard moved to continue the Public Hearing for Isidoro Court to December 28, 2021, at 6:15 p.m. Seconded by Daylor with all five members in favor.

3. Correspondence

a. Zoning Board of Appeals. *Noted*

4. Minutes

a. October 19, 2021

Motion

Bullard moved to approve the minutes of October 19, 2021. Seconded by Daylor with all five members in favor.

5. Invoices

a. Quill – Business cards for Assistant Planner, Amy Messier - \$8.99

Motion

Bullard moved to approve the Quill invoice of \$8.99 for business cards. Seconded by Daylor with all five members in favor.

6. Short/Long-term Planning Discussions

Whitin mentioned setting up a joint meeting with the Zoning Board of Appeals and the Planning Board on November 9, 2021, at 2:00 p.m. to review/discuss the articles that were passed over at the Annual Town Meeting.

Whitin suggested incorporating a mixed-use for the Route 6 area to utilize the conveniences of bus stops and highway access.

Whitin and Soares agreed that they wanted to take into account the SRPEDD review from 2005 and move forward with their suggestions.

7. Planner's Report

Amy provided an update on CVE North America, Tootell Way solar. Ms. Messier mentioned they would like to spot spray, but a clause in the Special Permit prohibits spot spraying. CVE will need to come before the Board for permission.

Ms. Messier mentioned the position of Town Planner was advertised on a variety of websites aimed at students, alumni, and professional organizations.

ADJOURNMENT

The members unanimously adjourned at 7:48 p.m.

Respectfully submitted,

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