

# TOWN OF WESTPORT PLANNING BOARD



## MEETING MINUTES December 14, 2021

### PLANNING BOARD MEETING

Chairman Jim Whitin called the meeting to order at 6:03 p.m. with Vice-Chair Robert Daylor and members John Bullard, Manuel Soares, Mark L. Schmid, and Assistant Town Planner Amy Messier in attendance. Soares joined the meeting at 6:23 p.m.

**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. Silverback Construction Inc. (21-004SPA) Endorse plan**

This item will be deferred to the January 11, 2022 meeting.

##### **b. Pre-Application Consultation (21-003PAC) Requested by Joaquim & Sandra Carvalho to discuss the development of land for 2 lots located at 287-289 Gifford Road, Map 31 Lot 6.**

Alex Gorodetsky from Gorodetsky Engineering was present along with Joshua Carvalho, the applicant's son, of 309 Gifford Road. Gorodetsky is looking for general feedback from the Board regarding the roadway drainage. They intend to divide the 9.11-acre property into two lots creating a small roadway to access the two new houses.

The Board questioned why the Flexible Frontage or Shared Driveway application could be an option rather than having a cul-de-sac. Carvalho commented they were not in favor of using a flexible frontage option because he didn't lose the yard or frontage from 309 Gifford Road. Carvalho's intention for Lots 103A & 103B wetlands is to keep as pasture and keep the property in Chapter land.

The Board members would like a revised plan showing the topography and a good explanation on why a stormwater basin is not needed for the subdivision; they also would like confirmation that they are compliant with the BOH.

##### **c. Approval Not Required (ANR) 0 Old Harbor Road (21-024A) Request by the applicant for endorsement of a Plan of Land showing 2 Lots for land located at 0 Old Harbor Road, Map 87 Lot 5B.**

Sean Leach of Northeast engineers and consultants was present representing the applicant. The applicant is requesting to divide the property into two lots, both lots have the required frontage and area.

	Area	Frontage	Uplands
Lot 1	2.81 Acres	190.50	>30,000 sf
Lot 2	2.79	517.85	>30,000 sf

*Motion*

*Bullard moved to approve the endorsement of the plan entitled "A.P. 87, Lot 5B Old Harbor Road Westport, Massachusetts" because the plan complies with the provisions of MGL Ch. 41 Section 81P. Seconded by Daylor with all five members in favor.*

**d. 202 Pine Hill Road (19-012SPA)** Applicant is requesting a 1-year extension request.

**Motion**

Bullard moved to grant 202 Pine Hill Road the request of a 1 year extension to November 22, 2022. Seconded by Daylor with all five members in favor.

**6:15 p.m. Public Hearing**

**2. Ironwood Renewables, LLC (21-001SP)** (*Continued from May 11, 2021, July 13, 2021, August 10, 2021, October 5, 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 of Ironwood Renewables was present representing the applicant along with Greg Dixon from Krebs and Lansing Consulting Engineers. Hamilton gave an overview of the changes since May of 2021.

Whitin stated that he would like the stonewall identified on the plans and preserved. He recommended the panels be built over any stonewalls.

Schmid referred to a letter from Betsy Small dated March 29, 2021, in which she described circular stones, and he is concerned that they may be historic. Dixon responded to Schmid's concern by saying that he believes she was referring to the stonewall at the cemetery.

Bullard inquired as to whether the site had been subjected to an archeological survey. Dixon replied, "Not at the moment."

To preserve Westport's picturesque fields, the Board recommended that the utility connection equipment be installed underground rather than in an overhead "pole farm." Schmid suggested that the solar array be screened from the road.

Pat Mayall of 1227 Horseneck Road was present. Ms. Mayall explained what she remembered of the rock walls.

Whitin read the Department's Reviews into the record. He suggested that the Department's comments be resubmitted due to the lapse in time since March for comments .

### **Motion**

Daylor moved to continue the Public Hearing to January 25, 2022 at 6:15. Seconded by Schmid with all five members in favor.

### **6:45 p.m. Public Hearing**

#### **3. Plante – 0 Cornell Road (21-006SP)**

Request by the applicant to consider the Special Permit applications of Lisa A. Plante for property located between 277 and 349 Cornell Road, Westport, MA 02790, Assessor's Map 81, Lots 3, pursuant to Westport Zoning By-Law Section 8.5 Special Permit for Common Driveway and Section 8.6 Special Permit for a Flexible Frontage requesting approval to reduce otherwise applicable frontage requirements on a public way in exchange for a corresponding reduction in development density and the construction of a common driveway servicing two residential lots.

### **Motion**

Daylor moved to continue the Public Hearing to January 11, 2022 at 6:30 p.m. Seconded by Bullard with all five members in favor.

### **7:00 p.m. Public Hearing**

**4. 978 Solar Development, LLC c/o Borrego Solar Systems (21-005SP)** (*November 16, 2021*) Request by the applicant to consider the Special Permit and Site Plan Approval Low Impact Development applications for **978 Solar Development, LLC c/o Borrego Solar Systems, Inc.** for property owned by **John Ciccotelli and Marie T. Ciccotelli**, and located on the west side of **Division Road between 355 and 403 Division Road**, Assessor's **Map 46, Lot 8, 9C**. Pursuant to Westport Zoning By-Laws Section 8.2 Low Impact Development, 8.7 Site Plan Approval, and Section 9.6 Large Scale Solar Energy System, the applicant requests permission to construct a solar energy system, approximately 2.1 Megawatts.

The applicant has requested a continuance to January 11, 2022.

### **Motion**

Daylor moved to continue the hearing to January 11, 2022, at 6:45 p.m. Seconded by Bullard with all five members in favor.

#### **5. Correspondence**

- a. Zoning Board of Appeals Notices. *Noted.*

#### **6. Minutes**

- a. November 16, 2021

### **Motion**

Mark Schmid moved to approve November 16, 2021, with amendments. Seconded by Daylor with all five members in favor.

#### **7. Invoices**

None

#### **8. Short/Long-term Planning Discussions**

Whitin mentioned the Board had a joint meeting with the Zoning Board of Appeals along with Russell Burke from The BSC Group to discuss items for the Annual Town Meeting.

## **ADJOURNMENT**

The members unanimously adjourned at 8:07 p.m.

Respectfully submitted,  
Nadine Castro, Assistant Town Planner II

**NOTE:** *Agenda is subject to change*

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### **NEXT MEETINGS:**

PLANNING BOARD: January 25, 2022 @ 6:00 P.M.

WORK SESSION: ?