

TOWN OF WESTPORT PLANNING BOARD



MEETING MINUTES January 11, 2022

PLANNING BOARD MEETING

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

Call to order 6:00 p.m.

1. Administrative Items

a. Review Town Administrator's Budget

Whitin commented the review of the Town Administrator's budget will take place at 6:30 p.m. with the Finance Committee.

b. Silverback Construction Inc. (21-004SPA) Endorse plan. The plan was endorsed.

c. Walter's Way (99-005C) Status update

Whitin suggested referring this project to Town Counsel for their review and feedback.

Motion

Soares moved to request Town Counsel review for Walter's Way. Seconded by Daylor. Upon a roll call vote being taken, members Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

d. Coastal Healing (19-015SP)

Ms. Messier stated that she is waiting for more information from Coastal Healing. Soares mentioned that additional work is required, such as S.W. Cole obtaining a Bond Estimate before opening.

e. Westport Stone and Sand (18-009SP) Extension request.

Jonah Bass from Energy Development Partners was present requesting an extension for the project due to delays with the utility companies and COVID and is asking if the Permit Tolling would be acceptable to the Board until September 2022.

Motion

Daylor moved to accept the 6-month extension from March 2022 to September 2022. Seconded by Schmid. Upon a roll call vote being taken, members Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

Bass stated that they were unable to participate in the Massachusetts Smart Program due to delays in utility connectivity, as well as material and COVID delays.

Whitin requested that the Town Peer Reviewer inspect the project during the Construction Phase.

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, November 2, 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

At the request of the applicant, Daylor moved to continue the hearing for Isidoro Court to January 25, 2022, at 6:30 p.m. Seconded by Schmid. Upon a roll call vote being taken, members Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

At approximately 6:30 p.m., the Planning Board met with the Finance Committee to discuss the department budget via Google Meet.

The 6:30 p.m. public hearing reconvened at 7:00 p.m.

6:30 p.m. Public Hearing

3. Plante – 0 Cornell Road (21-006SP) (*continued from December 14, 2021*)

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.

Attorney Peter Saulino of 550 Locust Street was present along with Evan Plante on behalf of the applicant. The applicant is proposing to use the existing gravel cart path for two buildable house lots for a common driveway which also allows access for the Westport Land Conservation Trust lot, A.P. 81 Lot 3A & 3B and 4E. A Home Owner’s Association was been submitted for the file.

Whitin read Pyne Tripp’s email dated January 11, 2022, into the record.

Ms. Messier read S.W. Cole’s report dated January 11, 2022, into the record.

Attorney Dorothy Paull was present representing the Westport Land Conservation Trust. The WLCT requests that the "relocation of the access road" note be removed from the final plan.

Whitin read the Department Reviews into the record.

Schmid stated that the application was incomplete and that he would like the items mentioned by S.W. Cole be addressed.

Daylor stated his concerns about heavy equipment passing so close to the wetlands. He mentioned that the applicant must file with ConComm. Soares agreed with Daylor and recommended the culvert be replaced before construction begins. Daylor suggested clarifying which lots are within the common easement.

Whitin opened the discussion for comments. Hearing none.

Motion

Daylor moved to continue the public hearing of the Special Permits Common Driveway and Flexible Frontage for Plante – 0 Cornell Road to February 8, 2022, at 6:15 p.m. Seconded by Schmid. Upon a roll call vote being taken, members Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

4. 6:30 p.m. Finance Committee Meeting

6:45 p.m. Public Hearing

5. 978 Solar Development, LLC c/o Borrego Solar Systems (21-005SP) (*November 16, 2021, December 14, 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 requested a continuance to February 22, 2022.

Motion

At the request of the applicant, Daylor moved to continue the 978 Solar Development, LLC to February 22, 2022, at 6:15 p.m. Seconded by Schmid. Upon a roll call vote being taken, members Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

6. Discussion

- a. Assistant Planner's Report – Noted.
- b. Expression of Interest for MVP grant for "The Let"/Buzzards Bay – EOI is due January 21, 2022.

Whitin stated that Mark Rasmussen of The Buzzards Bay Coalition, is willing to assist the town in applying for MVP grants for the development of The Let area for the water and sewer development.

Motion

Daylor moved that the Planning Board supports the Buzzards Bay Coalition with the filing for an MVP grant. Seconded by Schmid. Upon a roll call vote being taken, members Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

- c. Planning for a regional water system at the Harbor – Update (ARPA funding). Noted.
- d. Update on our Zoning Articles to be forwarded to Select Board.

Ms. Messier mentioned the updated Zoning Articles will be forwarded to the Town Clerk, Roger Menard of the Zoning Board of Appeals, and the Selectboard.

- e. Recap of Complete Streets, SRPEDD Route 6 study, Kleinfelder progress on Route 6 water & sewer.
 - Complete Street stake-holders meeting – TBD
 - Complete Street Public Forum date – February 23, 2022, at 6:00 via Zoom
- f. 177 round-about.

No updated information had been received regarding the 177 round-about.

7. Correspondence

- a. Dartmouth Planning Board notice. *Noted.*
- b. Board of Selectmen Warrant Articles & Town Report Deadlines. *Noted.*
- c. Zoning Board of Appeals notice. *Noted.*

8. Minutes

- a. January 11, 2022

Motion

Daylor moved to approve the minutes of January 11, 2022, as edited. Upon a roll call vote being taken, members Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 4-0.

9. Invoices

None

10. Short/Long-term Planning Discussions

Soares mentioned that Dartmouth, MA has water quality issues along the Reed Road area and that connecting the towns would be beneficial.

Schmid commented the Long-Term Building Committee will be issuing a Request for Interest for the former High School for general feedback from the public.

ADJOURNMENT

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

Respectfully submitted,

Nadine Castro
Assistant Planner II

NEXT MEETINGS:

Planning Board: January 25, 2022, at 6:00 p.m.

Work Session: TBD