

## TOWN OF WESTPORT PLANNING BOARD



### MEETING MINUTES February 22, 2022

#### **PLANNING BOARD MEETING**

Chairman Jim Whitin called the meeting to order at 6:01 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.

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

#### **Call to order 6:00 p.m.**

##### **1. Administrative Items**

- a. **Chapter 91 License (21-002CH91)** – 1634-I Drift Road – Richard & Sandra Ilgen. *Noted*
- b. **Chapter 91 License (21-003CH91)** – 1702-D Drift Road – Douglas & Stephanie Glassman. *Noted.*

##### **2. 6:15 p.m. Public Hearing**

**978 Solar Development, LLC c/o Borrego Solar Systems (21-005SP)** (*November 16, 2021, December 14, 2021, January 11, 2022*) 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.

Matt Swansburg was present along with Holly Ganser, Civil Engineer, both from Borrego Solar Systems. Swansburg gave the history of the Subdivision filing from 2019 to freeze zoning. He commented since their last meeting, they addressed issues that came up regarding the visual impact from the entrance, tree clearing, and vehicle parking at the entrance. Swansburg mentioned they are before the Board again to file under the previous By-Laws. Bullard questioned why Borrego wasn't filing under the current By-Laws. Swansburg mentioned they were not filing under the new By-Laws to avoid asking for waivers from the current By-Laws, however, Bullard pointed out that Waiver requests were submitted. The Board wanted to know which By-Laws Borrego wanted to file under.

Whitin raised concerns about the number of poles being installed. Swansburg said that there were a total of six poles, with the first three being EverSource connection poles and the last three being Borrego's host poles.

Bullard enquired about the poles' size and height in relation to the existing poles, as well as if the Division Road poles would need to be upgraded. Swansburg will contact EverSource for more information.

Soares questioned why the equipment was not presented as an underground service. Swansburg commented the service can go underground but Eversource will require equipment to be pad mounted next to the entrance for access when necessary. Soares opposes the pole farm and prefers the pad-mounted access for the equipment near the entrance. Before the building permit is issued, Soares wants the electrical design and plans to be reviewed by the Planning Board and Field Engineering to ensure the National Energy Code is followed. Whitin mentioned that if the project is approved, it could be contingent upon the peer reviewer signing off on the conduit. Swansburg supported the recommendation.

The Board unanimously approved the placement of the service pad at the entrance and subsurface services. Swansburg stated that to connect to the existing circuit on the other side of Division Road, one utility pole near the driveway entry was necessary. The installation of one pole will be approved by the Board.

### **Motion**

Bullard moved to continue the 978 Solar Development, LLC public hearing to March 22, 2022, at 7:15 p.m. to hear under the new by-law. Seconded by Daylor. The roll call vote, Daylor – aye, Bullard – aye, Schmid – aye, Soares – aye, Whitin – aye, was unanimously voted and approved 5-0.

### **6:30 p.m. Public Hearing**

**3. Ironwood Renewables, LLC (21-001SP)** (*Continued from May 11, 2021, July 13, 2021, August 10, 2021, October 5, 2021, December 14, 2021, January 25, 2022*)

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 of 45 acres.

Ms. Messier added that the applicant has asked a continuance because they would want to meet in person.

### **Motion**

At the request of the applicant, Daylor moved to continue the Ironwood Renewables, LLC public hearing to April 5, 2022, at 6:15 p.m. Seconded by Bullard. The Board voted 5-0 in favor by a roll call vote, Daylor – aye, Bullard – aye, Schmid – aye, Soares – aye, Whitin – aye.

All members agreed to move forward with in-person and hybrid meetings starting March 8, 2022.

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

**4. Westport Horizons Development Corp. – Oakridge (06-001SPA-Major)**

Request by Applicant for approval of a Major Site Plan for Oakridge: A Private Community. Assessors Map 21 Lots 4 & 4A to eliminate the sidewalk along common driveways in place of gravel walking paths through the site.

Attorney Mark Levin, Attorney Levin, and Levin, along with William Smith, Civil Engineering Concepts, were present representing the developer, Westport Horizon Development. Attorney Levin provided an overview of the project's history. When the developer was ready to install the sidewalks after the houses were built, Attorney Levin indicated that he notified the residents that trees, driveways, and irrigation systems would have to be removed to make room for the sidewalks.

Whitin read the Oakridge Condo Trust letter dated February 6, 2022, into the record.

Mark Allard of 12 Crestview Drive along with David Bourque of 7 Crestview Drive was present virtually. Due to technological difficulties, Allard suggested that an in-person meeting would be preferable.

### **Motion**

Daylor moved to continue the public hearing to ~~April 5, 2022, @ 7:00~~. Daylor amended his motion and moved to continue the public hearing to April 19, 2022, at 6:15 p.m. Seconded by Bullard. The Board voted 5-0 in favor by a roll call vote, Daylor – aye, Bullard – aye, Schmid – aye, Soares – aye, Whitin – aye.

Smith had a conflict on April 5, 2022.

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

- a. David Cole – Master Plan/Review Update – rescheduled to March 8

Whitin added that he would like to start discussions about rezoning the commercial sector along Route 6 in anticipation of water and sewer lines being installed. We may be permitted to use the ARPA money, according to the Town Administrator, but we must factor them into our budget in some way. Russell Burk of the BSC Group would be preferable because he helped us with the By-Law recodification. The cost would be in the area of \$30,000 worth of outside help.

Whitin proposed applying for an MVP grant for a water and sewer plan for the Let, however, in speaking with some members from the Buzzards Bay Coalition, didn't think that would be beneficial. Another option would be to rewrite it as a PILOT project.

### **6. Minutes**

- a. January 25, 2022
- b. February 8, 2022

### **Motion**

Bullard moved to approve the minutes as written for January 25, 2022, and February 8, 2022. Seconded by Daylor. The Board voted 5-0 in favor by a roll call vote, Daylor – aye, Bullard – aye, Schmid – aye, Soares – aye, Whitin – aye.

### **7. Assistant Planner's report**

Ms. Messier read her Assistant Planner's report into the record which consisted of:

- Will speak with Leonardi Aray from Affordable Housing regarding assistance with updating the Housing Production Plans.
- Zoning By-Laws will be in the Chronicle on March 2 & March 9, 2022.
- Sent Walter's Way to Town counsel.
- SRPEDD - Sidewalk info will be sent to Sara Brown.

## **8. Invoices**

- a. WB Mason - (2 monitors/binders/sign here flags) - \$404.64
- b. Assistant Town Planner Reimbursement - Webinar – Demystifying Federal Funds for Climate Resilience - \$5.00

## **Motion**

Bullard moved to approve the above invoices for WB Mason and the webinar reimbursement for a total of \$409.64. Seconded by Daylor. The Board voted 5-0 in favor by a roll call vote, Daylor – aye, Bullard – aye, Schmid – aye, Soares – aye, Whitin – aye.

## **9. Correspondence**

- a. Zoning Board notice - Noted
- b. SRPEDD fee increase letter - Noted.

## **ADJOURNMENT**

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

Respectfully submitted,

*Nadine Castro*

Nadine Castro, Assistant Town Planner II

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

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## **NEXT MEETINGS:**

PLANNING BOARD: March 22, 2022 @ 6:00 P.M.

WORK SESSION: ?