

TOWN OF WESTPORT PLANNING BOARD



**MEETING MINUTES
February 7, 2023**

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, Town Planner, Michael Burris, and Assistant Town Planner Amy Messier in attendance.

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

Call to order 6:00 p.m.

6:00 p.m. Public Hearing

1. Administrative Items

a. Pre-Application Consultation (23-003PAC) Request by the applicant to discuss a proposed subdivision of 2 lots for 0 Gifford Road, Map 29 Lot 22C.

Emanuel Pacheco, Jr. was present along with Emanuel Pacheco, Sr. of 26 Andrea Court. The applicant gave a brief description of three plan options he chose to present to the Board for their feedback and suggestions. The applicant commented he preferred the design marked "future rural lane" but that would require a waiver for the radius.

The Board agreed that design option two was the more favorable design.

There is no official action the Board can take on the pre-application consultation.

b. Pre-Application Consultation (23-006PAC) Request by the applicant to discuss a proposed Special Permit Common Driveway and Flexible Frontage of 3 lots for 744 Drift Road, Map 54 Lot 43A.

Keith Kauppila of 744 Drift Road was present. The applicant is looking for general feedback and suggestions regarding dividing his 24.9-acre lot into three lots using the Special Permit Flexible Frontage By-Law with access from a common driveway.

Whitin commented that the design does not meet the required 50' frontage for the Flexible Frontage By-Law to service the three lots.

Ms. Messier mentioned that based on the length of the shared driveway on the current plan, the length of the common driveway exceeds the common driveway By-Law limit of 500'.

Daylor and Whitin recommended creating a subdivision using the existing driveway using the Rural Residential Lane by-law as a possible alternative to achieve the desired layout he is looking for.

2. 6:45 p.m. Public Hearing

a. 2023 Zoning Bylaw Amendments

Whitin announced an overview of the minor amendments of the Flexible Frontage, Accessory Apartments, and Solar Energy systems proposed changes to the 2023 Zoning By-laws will be addressed separately.

Burris reviewed the 2023 Zoning Bylaw sections that would be changed and/or modified and he answered the Board's questions and comments. Whitin announced to the television audience that questions and comments can be directed to the Assistant Planner and Planner in the Planning Department.

Motion

Bullard moved to forward the Zoning Bylaw changes, as amended, to the Town Administrator to be reviewed by Town Council. Bullard also suggested informing the Town Administrator and Town Council that the comment period would remain open until February 21, 2023, for public input. Seconded by Daylor with all five members in favor.

Bullard suggested that at the town meeting, an announcement should be made that all proper notification measures for the public hearings were followed along with public meetings with the Zoning Board of Appeals for their input.

Whitin added that he will email a copy of the amendments to Town Moderator Steve Fors, asking if all of the amendments needed to be read at Town Meeting or if it could be noted that the changes are primarily technical.

3. Assistant/Planners report

Assistant Planners Report

Ms. Messier read her updates into the record.

Isidoro Court:

- Spoke to Town Counsel about this matter, Town Counsel informed Ms. Messier that the case is still open and pending, however, there has not been any recent activity.

Bentley Estates (Bentley Lane):

- Mr. Kfoury mentioned that he will contact S.W. Cole in the spring to go over the items that need to be completed to wrap the project up.

Granite Post Road; "Meadowbrook"; Lawton Trust:

- Reached out to Bob Carrigg, waiting for a reply back on the status of these projects, and provided him with a breakdown of all of the surety being held for the individual projects.

Stacey Lane (off Fisher Rd.)

- Spoke with Capt. Brisk – the subsurface water tank has been installed, a letter will be provided by the Fire Department once they get on site to test the system, which should take place within the next two weeks. Ms. Messier requested a letter for the files from Captain Brisk after the system is tested. She will also follow up with the Building Inspector regarding the additional houses that are being built on that road.

Harbor Water Study:

- Reached out to Frank of Weston & Sampson to follow up from the last meeting in mid-December since at the last meeting a follow-up meeting was loosely established to be sometime in mid-January.

Rte. 88/ Sullivan Drive Solar (Soltage, LLC) :

- Spoke with Manny Costa, and a pre-construction meeting will most likely be scheduled for this within the next week or so for this project. This project site is approx. 43 acres with (2 sites), with 8.5 acres and 5.5 acres to be occupied by solar array)
- A check was received for \$50,000 – waiting on the signed hard copy of Form G

Walter's Way:

There's been no movement on this for quite some time (summer 2021), we have \$24,000 in surety, Ms. Messier will reach out to the applicant's legal representative again, and if no response, Walter's Way can go through the same process as Maya Way in order to be somewhat corrected for the amount we are holding. The last quote we received was in November of 2021 for \$66,520.00.

Planner's Report

Burris read and answered questions about his report:

- ANR Staff report template
- One Stop Expressions of Interest was submitted for the street-scape improvements at Central Village, the feasibility of converting the old high school to a multi-use municipal center and extending sewer from Fall River to Route 88.
- The Buzzards Bay National Estuary Program Grant proposal was submitted with the support of the Buzzards Bay Coalition, which assisted in preparing the application for the feasibility of wastewater at the Let.
- Finance Committee Meeting update.

Whitin mentioned that he received an email about funding opportunities from the SNEP Grant Network, which he will forward to the Town Planner for his review.

4. Invoices

East Bay Media Group - Zoning By-Law ad - \$246.00

Motion

Bullard moved to approve the East Bay Media Invoice of \$246. Seconded by Daylor with all five members in favor.

5. Correspondence

Zoning Board of Appeals notice - Noted.

6. Minutes

January 24, 2023

Motion

Bullard moved to approve the January 24, 2023 minutes as amended. Seconded by Daylor with all five members in favor.

7. Short/Long-term Planning Discussions

Bullard asked the Planning Board to support the Climate Resilience Committee forming a sub-committee related to the impact of historic structures and buildings relevant to climate change. Bullard recommends Wendy Nicholas and Christopher (Kit) Wise to the Climate Resilience Committee.

Motion

Bullard recommends endorsing the appointment of Wendy Nicholas and Christopher Wise to the Climate Resiliency Committee. Seconded by Daylor with all five members in favor.

ADJOURNMENT

The Board unanimously agreed to adjourn at 8:11 p.m.

NOTE: Agenda is subject to change

NEXT MEETINGS:

Planning Board: February 21, 2023 at 6:00 p.m.

Work Session: ?