



## PLANNING BOARD MEETING MINUTES

**Date/time of Meeting:** April 4, 2023, at 6:00 p.m.

**Place:** Town Hall Annex, 856 Main Road

**Call to order:** The regular meeting of the Westport Planning Board was called to order at 6:02 PM by Chairman, Jim Whitin.

### ATTENDEES

Chairman Jim Whitin, and members John Bullard, Manuel Soares, Mark L. Schmid, Town Planner, Michael Burris, and Assistant Town Planner, Amy Messier.

### ABSENT

Vice-Chair - Robert Daylor

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

### **1. Administrative Items**

- a. Approval Not Required (ANR) Buzzards Bay Coalition (23-004A)** Request by the applicant for endorsement of a Plan of Land showing 2 Lots for land located at 559 Main Road, Map 69 Lot 12.

The discussion of 1a was postponed to 6:15 p.m. in order to coincide with the Buzzards Bay Coalition Public Hearing.

Bullard announced that he would recuse himself from all discussion and voting because he is on the Buzzards Bay Coalition Board.

Present: Attorney MacKenzie Long on behalf of Buzzards Bay Coalition and Stephanie Cormier.

Attorney Long gave a brief overview of the ANR. He noted that according to the yield plan, four lots could be built but the project would only consist of two lots.

### **Motion**

Schmid moved to approve the endorsement of the plan entitled "A.P. 69, Lot 12, 0 Main Road, Westport, Massachusetts, for Buzzards Bay Coalition, Inc., 114 Front Street, New Bedford, MA, Assessor's Map 69 Lot 12" because the plan complies with the provisions of M.G.L. Ch. 41 Section 81P. Seconded by Soares. 3-0-1

- b. Prestige Auto – 50 Forge Road (19-008SPA)** Request for Certificate of Occupancy.

Present: Manuel Sarmiento was present.

Ms. Messier mentioned that an As-Built was submitted. S.W. Cole did a site visit and submitted a review of the items that were not completed. Ms. Messier recommended a temporary Certificate of Occupancy be issued until a revised As-Built has been submitted with all the items addressed, then a final CO could be issued.

### **Motion to Approve**

Bullard moved to recommend to the Building Inspector to issue a 90-day temporary Certificate of Occupancy pending approval of the revised as-built, following which a final Certificate of Occupancy can be requested from Prestige Auto Mart Inc. Seconded by Schmid. 4-0-0

- c. **Salty Breeze Inc. (23-011PAC)** Request by the applicant to discuss the development of land for a recreational marijuana establishment.

Present: Sean Leach – Southeast Engineers; Brian Carney, representing Salty Breeze;

Leach gave a brief overview of the project.

Whitin asked the type of facility it would be. Leach confirmed it would only be a retail facility.

Bullard asked how the business differs from the Coastal Healing Marijuana facility. Carney mentioned that the Salty Breeze business product will not be grown in-house, but rather sourced from another supplier.

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

- a. **Buzzards Bay Coalition (23-005SP-FF)** Request by the applicant to consider the Special Permit, Flexible Frontage application for Buzzards Bay Coalition for property located at 559 Main Road, Assessors Map 69 Lot 12, Westport, MA.

Bullard recused himself from all discussion and voting because he is on the Buzzards Bay Coalition Board.

### **Motion**

Schmid moved to close the Special Permit Flexible Frontage public hearing. Seconded by Soares with Whitin, Schmid, and Soares in favor. Bullard abstained.

### **Motion**

Schmid moved to approve the Special Permit application for Buzzards Bay Coalition for property located at 559 Main Road, Westport, MA 02790, Assessors Map 69 Lot 12 in accordance with Westport Zoning By-Law, Section 8.6 Flexible Frontage for Reduced Density subject to the findings and conditions as stated. Seconded by Soares with Whitin, Schmid, and Soares in favor. Bullard abstained.

### **3. Assistant/Planners report**

Burris read and reviewed his report with the Board.

- 2023 Annual Town Meeting Zoning Amendments
  - Legal counsel had no further comments. No revisions to the warrant articles were submitted to the Town Administrator last month.
  - Will revise the presentation drafted for the public hearing and circulate it to the Board.
- Congressional Directed Spending Requests
  - Route 6 Trunk Sewer and Water
    - Submitted a \$5.5 million appropriations request with Representative Keating, and Senator Warren and Markey's offices.
    - Funds were requested for the initial water and sewer trunk from Fall River to Route 88.
    - No definitive timetable is available. Will update you once we hear anything.
  - Hix Bridge Ecosystem Restoration
    - Submitted a \$4 million appropriations request with Representative Keating's office.
    - Removal of stone debris and demolished remains of former bridge piers around the existing bridge openings to improve the tidal exchange up and downstream from the bridge's location.

- SRPEDD Updates
  - Housing Production Plan Survey
    - To assist with updating our Housing Production Plan, SRPEDD assembled a survey to see what kinds of housing residents would like to see built in Westport. The survey can be accessed at <https://www.surveymonkey.com/r/westport-housing>
  - Open Space Residential Development Meeting
    - Provided their staff with an overview of Westport's experiences with OSRD developments.
    - SRPEDD is working on developing a best practices model for open-space residential development.
  - Southeastern MA Priority Development & Protection Areas
    - SRPEDD is partnering with MBTA to determine where future investments will have the most significant impact.
    - Where are local community priority development and conservation areas that intersect with priorities from a regional and Commonwealth-wide perspective?
  - Coastal Resilience Grant
    - SRPEDD is offering assistance with grant applications related to environmental issues.
    - Reached out for assistance with an application to the Coastal Resilience Grant to apply for grant funds to assist with the implementation of the East Beach Vulnerability Plan.
- Main Road Streetscape Plan
  - Commonwealth Places Grant
    - Based on the Main Road Streetscape and Placemaking OneStop EOI, we were encouraged to apply for this grant as well. Provides funds for Placemaking activities, either planning or implementation. A Placemaking project analyzes how people use and feel about public spaces and uses that data to make improvements or add amenities. For example, public art is a type of placemaking project.
  - Bike/Walking Path Committee Meeting
    - Met with the committee on 3/16 to provide an overview of the Main Road project.
    - Committee was supportive of the project and finds that the time should be right to get more pedestrian infrastructure incorporated into the corridor.
    - Two potential volunteers on this committee to be on the project workgroup, one of whom was the volunteer engineer for the sidewalk project 10 years ago.
  - Preliminary Survey
    - Drafted a survey to get preliminary input on streetscape and placemaking amenities within the corridor.
    - Distributed to residents, businesses, and property owners in the corridor. Two potential volunteers for the working group, 1 who lives in the corridor and 1 who owns a business.
  - Commission on Disabilities Meeting
    - Met with the commission on 3/27 to discuss the Housing Production Plan survey and provide an overview of the Main Road project.
    - Received commitment to have a representative from the commission on the Main Road working group.
    - HPP: consider adding the following to the ILF bylaw:
      - Encourage the provision of accessibility features that go beyond basic ADU requirements, such as lower cabinets, countertops, sinks, etc., kitchen counters that permit forward approach to accommodate a wheelchair underneath, appliances with lower knobs, and so on.
      - Require these features in a certain percentage of multi-unit developments. e.g. 5% of dwelling units must include the full range of accommodations.
      - Require developers to provide build these features upon request from the buyer in new single-family builds.
- Route 6 Rezoning

- Meeting with BSC Group on 3/29. Discussed how the regulatory framework will work. For example, how land uses will be classified, siting of structures, parking accommodations, and so on.
- Next meeting will focus on where housing, commercial, and industrial uses should be concentrated.
- Division of Ecological Restoration Culvert Replacement Grant
  - Collaborating with the Buzzards Bay Coalition and the Westport Land Trust to apply for grant \$200,000 in grant funds to complete field data collection and conceptual designs on stream crossings projects. Buzzards Bay is prepared the application.
  - Three culverts in areas that have high ecological value and are good candidates for the grant program:
    - Drift Road at Lyons Brook
    - Drift Road at Snell Creek
    - Cornell Road at Angeline Brook

### **Assistant Planners Report**

#### **Prestige Auto – Temporary Certificate of Occupancy – 19-008SPA:**

S.W. Cole performed a site visit early last week to inspect the site compared to the As-Built submitted. According to the report, the project was constructed in general conformance to the plan with a few items outstanding, which include the following;

- Finish paving, no parking pavement markings, no parking space markings
- Handicap space and appropriate markings and bollard not installed
- Monolithic cape cod berm along pavement edge along entrance roadway and along pavement edge that abuts crushed stone parking areas not installed
- Some additional riprap at flared ends could be installed to reinforce any potential washing out
- The stop sign at end of the entrance roadway at Forge Road and the pylon sign has not been installed
- A plan needs to depict entry from Forge Road and two decorative masonry gate posts with a manual gate
- The plan needs to depict exposed PVC conduit along the entrance of the roadway edge on the east side

Recommendation: The Planning Board vote to recommend to the Building Inspector that a temporary C.O. be issued. Once a revised As-Built is submitted at a later date addressing the items above, the applicant can then request a Final C.O.

### **Walters Way:**

A demand letter is to be drafted to send to the developer making him aware that the remainder of the work on the roadway needs to be completed within 45 days. After the 45 days have elapsed, Ms. Messier will take the next steps necessary (same as Maya Way), there is \$24,000 in surety.

### **Updates:**

Harbor Water Study: Received an update from Weston & Sampson this evening at 4:43 PM, the memo will be going out tomorrow.

Maya Way: Letter sent to the BOS requesting the authorization for the appropriation of funds for the expenditure of surety for the completion of Maya Way roadway. Once the BOS approves this- a letter will be sent to the homeowners on Maya Way explaining that the Highway Department will be making improvements to the private roadway with the \$87,000 in surety funds.

Salt Marshes/ Ownership: Reached out to the Assessors about maps from 100-150 years ago to help determine salt marsh ownership, also reached out to the Historical Commission and requested feedback and any maps or information they may have. The Assessor's office stated that they only have maps dating back to the 1960s, and I'm currently waiting on a response from the Historical Commission.

Westport Sand & Solar (536 Old County Road): Reached out for an update and to hopefully schedule a pre-construction meeting shortly.

Rte. 88/ Sullivan Drive (Soltage LLC): Reached out for an update and to schedule a pre-construction meeting shortly. Update provided earlier this evening by AES Corp: solar project construction has continued to commence under the building and electrical permits that were issued on 12/22/22. The construction crew has continued to receive materials and has completed the removal of brush and trees to make way for construction traffic and future works. The construction crew has been working on the civil components of the site including grading and roadways. The team continues to monitor and follow the stormwater protection measures.

An email was sent in response to the update to ensure that a topographic survey and confirmation report are submitted to the office and the peer consultant before the installation of the solar panels.

#### **4. Minutes**

March 7, 2023

#### **Motion**

Bullard moved to approve the March 7, 2023 minutes as written. Seconded by Schmid. 4-0-0

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

#### **ADJOURNMENT**

The Board members unanimously adjourned at 7:50 p.m.

Respectfully submitted,



Nadine Castro, Assistant Town Planner II

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

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#### **NEXT MEETINGS:**

PLANNING BOARD: April 18, 2023, @ 6:00 P.M.

WORK SESSION: ?