



The Coastal Agricultural Resource Community of New England

Town of
Westport
MASSACHUSETTS

APPROVED

**PLANNING BOARD
MEETING MINUTES**

Date/time of meeting: December 12, 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 6:01 PM by Chairman Whitin.

Present

Jim Whitin, Robert Daylor, Mark L. Schmid, Manuel Soares, Planner, Michael Burris
Google Meet- Assistant Planner, Amy Messier and John Bullard

Call to order 6:00 p.m.

1. Administrative Items

There were no administrative items.

2. 6:15 p.m. Public Hearing

a. Salty Breeze, Inc. (23-032SPA-SP-RM) *(continued from October 17, 2023)*

The chairman announced that the public hearing would be continued as the engineers are awaiting additional information.

Motion

Daylor moved to continue the public hearing of Salty Breeze, Inc. 260 State Road to January 23, 2024, at 6:45 p.m. Seconded by Soares with all five members in favor.

3. 6:30 p.m. Public Hearing

b. Plat 52 Lot 20A (23-031C) *(continued from October 17, 2023)* Marcotte Drive - 0 Drift Road and located between 278 Drift Road and 312 Drift Road. The applicant is proposing to divide the property into nine (9) new lots.

The chairman announced that the public hearing would be continued as the engineers are awaiting additional information.

Motion

Daylor moved to continue the public hearing of Marcotte Drive - 0 Drift Road to February 6, 2024, at 6:15 p.m. Seconded by Schmid with all five members in favor.

4. Planners report

- i.** Route 6 rezoning update - Rezone unrestricted district and rename STOD. Rezoning of the Route 6 corridor between Fall River and Route 88 may be renamed as the Gateway Zoning District. Whitin added that the Science, Technology, Overlay District (STOD) overlaps the new gateway district.



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- ii. 359 Division Road: solar pre-construction meeting. Flagging of trees for clearing has started. As part of the construction, Soares recommended building the road first and repair it later.
- iii. Municipal Vulnerability Preparedness (MVP) Action Grant – Burris mentioned he will be filing an Expression of Interest for improving cold water trout habitats that are tributaries to Westport River. The EOI will be submitted to Buzzards Bay Coalition and the Land Conservation Trust for wildlife crossing improvements and storm-water improvements.
- iv. OneStop grants: Burris will be getting information ready for a MassWorks Grant due within six months. Bob Carrigg, owner of Edgewater Apartments, is on board to create additional housing on Borden Street next to Route 6, according to Maury May.
- v. Community Compact Information Technology Grant – Westport received \$146,875 to implement an e-permitting system for all town departments.
- vi. Congressional Appropriations Request – Chris Matthews from Representative Keating’s office is optimistic that the town could potentially receive approximately \$960K for the water/sewer project.
- vii. Hazard mitigation program – Burris added that we received funding of \$20,000.

2. Correspondence

The Select Board voted unanimously to return the Short-Term Zoning By-Law amendments - Noted.

3. Minutes

November 14, 2023
November 28, 2023

Motion

Daylor moved to approve the November 14, 2023 minutes as written. Schmid seconded with all five members in favor. Schmid mentioned he watched the televised meeting on November 14, 2023, at home.

Motion

Daylor moved to approve the meeting minutes of November 28, 2023, as amended. Seconded by Soares with all five members in favor.

4. Short/Long-term Planning Discussions.

- a. Zoning By-Law Section 9.1 – Assisted and Independent Living Facilities: Expectations for incorporating congregate living arrangements.

Burris asked the Board what keywords would they like to see represented as a definition in the Zoning By-Law for congregate living arrangements.

- 1. The Board recommended expanding the definition of congregate living to include communal areas such as fitness and education centers, which should be managed by a company or corporation and not individual units.
- 2. Whitin proposed an update to the Zoning By-Law that increases the minimum lot form. The update prevents using the cul-de-sac as frontage to create irregularly shaped lots.



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3. Bullard suggested that Bob Daylor be provided with assistance to write infrastructure reports, either from the Planning Department staff or other resources. He also recommended that the reports should include risks and policy recommendations.
4. Whitin updated the members on the Harbor Water Study approval from DEP.
5. Messier mentioned Civil Engineering Concepts has not yet submitted a Low Impact Development plan for Mello's Lane (23-028SPA). Soares and Daylor will conduct a site visit once Mr. Smith devises a drainage solution.

ADJOURNMENT

The board members voted unanimously to adjourn the meeting at 7:29 pm.

NEXT MEETINGS:

January 9, 2024

6:15 – Rosewood Lane

6:30 - Zoning by-law rewrite

6:45 – 435 Old Harbor Road

January 23, 2023

6:15 – Cory Ridge Estates

6:45 – Salty Breeze Inc.