



TOWN OF WESTPORT
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PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

January 2, 2019

Chairman James T. Whitin called the meeting to order at 6:06 pm with Vice Chair, Robert Daylor and members Marc De Rego, and Town Planner James Hartnett. David Cole and James Watterson were absent.

Westport Middle/High School (18-008SPA) Site Plan, Low Impact Development decision

The Board reviewed the findings and conditions for the Site Plan and LID Permit. Daylor drafted the findings and conditions. Hartnett read the Conditions into the record. Daylor commented on a change in Findings of Fact 2.3 to change wording from utilization to utilities. Whitin questioned if there was a priority to the numbering of the Conditions 3.2 regarding the final design of the tennis courts. Hartnett mentioned that the SBC will be meeting with the Library Trustees on January 3rd to get thoughts on Alternatives 1 & 2. Whitin prefers Alternative 2, but Alternative 1 shall suffice. Daylor agrees. Hartnett to swap the Alternatives. Daylor moved to approve the Finding of Facts and Conditions as modified, including wording of condition 3 to include the drainage in the bid package. Seconded by De Rego with all 3 in favor.

John Alden was present and questioned if the Planning Board is requiring SBC to include the infiltration for the existing three easterly storm water discharges from the Elementary school to be installed. Hartnett commented that if the drawings are changed, it will be included in the base bid package.

1. The project as presented in the 60% design set generally complies with the performance standards of Article 15, Site Plan Approval and the design standards of Article 20, Low Impact Design (LID), Site Plan Approval of the Zoning By-Law and the Site Plan Approval Regulations.
2. More specifically, under Section 15.4 Performance Standards, the submitted plans illustrate the following compliance:
 - 2.1. Convenient and safe vehicular and pedestrian movement
 - 2.2. Adequate and functional off-street loading areas
 - 2.3. Provides adequate utilities and drainage facilities and access for fire protection equipment
 - 2.4. Provides protection of groundwater and surface waters by providing a nitrogen-reducing wastewater disposal system
 - 2.5. Provides adequate arrangement of parking, on-site vehicular circulation and bus drop-off and pick-up operations
3. As discussed in the public hearing, the high school design team will provide additional information as required in the site plan conditions regarding the following issues:

- 3.1. Improving the westerly exit drive
- 3.2. Exploring modifying the tennis court design
- 3.3. Providing a site lighting plan
- 3.4. Improving drainage from the existing elementary school

Conditions

1. The applicant shall submit copies of the plans included with the school construction bid package, any substantial additions and changes to the approved 60% plans shall require Planning Board approval.
2. The Applicant shall submit for review and approval a lighting plan with the construction bid package demonstrating compliance with site lighting requirements of Section 20.9.
3. The Applicant shall modify the 60% design drawings submitted for approval by the following design changes to the base bid package:

3.1 Constructing dedicated left and right turn exit lanes at the westerly school drive at Old County Road.

3.2 Final Design shall include one of the following options for the location of the tennis courts. Alternative 1 - The tennis courts shall be moved westerly and southerly to allow for improved grading and construction and to allow for greater distance between the courts and the northerly property line. Alternative 2 – The tennis courts shall be moved in a westerly direction approximately 25’-30’ to allow for improved grading and construction.

3.3 Providing infiltration for the existing three easterly-flowing stormwater discharges from the elementary school to be labeled EI-1, EI-2 and EI-3. The design shall meet the “maximum practicable” Massachusetts Stormwater Standards for redevelopment projects and shall be designed to collect and infiltrate all precipitation events up to and including the so-called 2-year storm, 3.4 inches of rainfall in 24 hours. , The infiltration system(s) shall include overflow features, which will reduce the discharges compared to existing conditions in all precipitation events up to, and including the so-called 100-year event, 8.5 inches of rainfall in 24 hours.

4. The applicant shall install and maintain both the stormwater and wastewater systems to avoid off-site impacts.
5. Upon completion of construction, the applicant shall submit as-built site plans for Planning Board’s review and approval.

Daylor moved to endorse the decisions for the Low Impact Development (LID) and Site Plan Approval for the **Town of Westport** for property owned by the Town of Westport located at **380-400 Old County Road**. Seconded by De Rego with all three members in favor.

Proposed Solar Bylaw amendments and review.

Hartnett stated that attached for your review are two copies of the solar bylaws, the second version is an attempt to take a number of comments from Bob Daylor and Jim Whitin and incorporate them into one

document. Hartnett took some liberties with the comments but they can be discussed in greater detail tonight.

Hartnett read some of the wording changes of sections 24.2.3, 24.3.1, 24.3.3 of the Solar By-laws into the record.

Daylor approved Solar By-Law draft as amended subject to review by the Chairman and final wording to be forwarded to the Board of Selectmen. Seconded by De Rego with all three in favor.

Noquochoke Village (15-012SP) Request Planning Board's approval for Certificate of Occupancy- Posting of Surety

Phil Cordeiro was present from Allen and Major's Associates along with Lydia Scott from Community Builders representing Noquochoke Village.

Hartnett read S.W. Cole letter dated December 6, 2018, into the record. Hartnett asked if the well has been tested and finalized. Cordeiro commented the well has been reviewed by DEP but has not received notice to proceed.

Daylor stated that he was concerned about the approving the Occupancy Permit when the well has not been completed. Hartnett stated that the Board's review is limited to the Site Plan and the Board of Health will not sign off on the occupancy permit until the septic and well are approved. Cordeiro to meet with Board of Health for a site inspection on January 3, 2019. Whitin asked if it would be better to get the water approved first. Cordeiro responded the water approval is a lengthy process and is going through milestones that is outlined in documents from the DEP.

Daylor moved to recommend Planning Board's approval of the Applicant's request for a Certificate of Occupancy provided, a surety in the amount of \$117,000 for the completion of work related to the approved Site Plan and Special Permit granted for Noquochoke Village to be deposited with the Town. Seconded by De Rego with three members in favor.

Riverside Woods (18-001C) Request in change of Performance Guarantee – Release Covenant for cash surety.

Applicant was not present. No action taken.

Town Landing (15-008SPA) – Endorse decision

a. Windswept Acres – Release old covenants

Hartnett stated that this subdivision was previously approved, constructed and released by the Planning Board. There were two restrictive covenants, one for the original subdivision and one for a minor modification. Atty. Tongue noticed some discrepancies in the covenant release documents that need to be addressed prior to passing title on the property. Hartnett prepared a new release that releases all lots from the two covenants.

De Rego moved to endorse the Form O for Windswept Acres, releasing all lots from the restrictive covenants. Seconded by Daylor with all three in favor.

Matters not reasonably anticipated.

Form A representation at meeting? Hartnett stated that a Form A plan will be submitted for property along Route 6, two small parcels will be transferred to the abutters to address encroachments, the engineer is from New York and asked if the Planning Board would consider the plan without him being present. Whitin stated that the Board will consider the Form A without representation.

CVE Appeal - Noted

TIWRMP DEP Meeting – Noted

Middle School demolition – Noted

Minutes.

December 11, 2018 – De Rego motioned to approve minutes as written. Seconded by Daylor with 3 members in favor.

December 20, 2018 – Daylor motioned to approve the minutes as written. Seconded by De Rego with 3 members in favor.

Invoices.

None

Adjournment

Daylor motioned to adjourn at 7:45 p.m. Seconded by De Rego with 3 members in favor.

Respectfully submitted,

James K. Hartnett, Town Planner

Nadine M. Castro, Town Planner II