



TOWN OF WESTPORT
856 Main Road
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PLANNING BOARD

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PLANNING BOARD MEETING WORK SESSION MINUTES

June 20, 2017

Vice-Chairman William Raus called the meeting to order at 5:05 p.m. with, Clerk Marc De Rego, Member David Cole, Member Andrew Sousa and Town Planner James Hartnett in attendance. Chairman James T. Whitin arrived at 6:00 p.m.

Discussion & Decision on Housing Production Plan

The Housing Production Plan is up for review by the Planning Board and was reviewed at the last meeting on May 30 when it was presented by Planning Consultant Jennifer Goldson. Once approved by Planning and then the BOS, the plan will be submitted to DHCD. Cole noted that there are portions of the HPP that mimic the Master Plan. Discussion ensued over the affordable housing requirement (SHI) and inclusionary housing. Members looked at the possibility of residents paying for a betterment for water & sewer hookup and discussed if the town should assume the debt as it may be beneficial to the town and environment overall. However in this case, homeowners with betterments on the property would have to agree to place an affordable restriction on the property in perpetuity. The concern would be with undersized lots and the importance that they are tied in to sewer and water. Sousa suggested creating affordable homes with what exists by providing some tax incentive. Members wanted to pass along the possibility of adding to the strategies portion the option for homeowners include their homes into the SHI if they were provided incentives which the Westport Affordable Housing Trust should consider.

Cole motioned to approve the plan as is and offered additional the suggestions as discussed for consideration. De Rego seconded the motion. The vote was unanimous with all in favor.

Discussion Zoning changes

· **Rt. 6**

- Discussion on the SRPEDD report that gave suggestions for mixed use. Only certain areas would qualify. Discussion ensued.
- Cole motioned to ask SRPEDD if they can help refine issues particularly to address zoning issues along Rt 6. Seconded by De.Rego. The vote was unanimous.

· **Main Road**

- The Use Table was distributed for member review of residential and business district. Notes indicate suggested amendments. Members will keep and review at future meeting.

Administrative Items

None.

Town Planner Report.

Hartnett provided a list of upcoming items of interest:

- . Seaport Grant (expected contract July 1, 2017)
- . Various Planning Board meetings:
 - Housing Production Plan
 - Route 6 Corridor Study
 - Blue Acres Way subdivision modification
 - Adirondack Lane solar and fertilizer use
 - Horseneck Road upcoming solar project
 - Used car lot on Rt 6
- . Mass Works Grant filing deadline July 24th
 - (Economic Development and Housing)
- . Nitrogen Bylaw- still being worked on
- . MVP Grant - requires 80 hours of staff time
- . Resiliency Grant

- . Community Compact (DLTA Grant)

- . MS4 Permit.
 - Deadline for NOI September.
 - Has 41 hours into it thus far.
 - Webinar on Thursday for more info.
 - State does not know what can be done and as a result, the form is changing.
 - Working with BBNEP on mapping portion.
 - Fred Sivian from State, came down and did not know what the answers were to some of the questions.

- . St. Vincent property - next meeting next week
 - who's going to operate it and manage it is a major unanswered question.

- . SRF grant. Due Aug 11 - online application.... David Cole will work on this.

- . Complete streets - working on; with meeting requirements

- . Head of Westport - waiting for traffic counts from SRPEDD.

- . School Building Committee - meeting once a week plus once a week for steering committee.
 - Whitin asked at what point does the SBC start talking to the Planning Board first? He asked if they will do an environmentally sensitive parking area. Hartnett stated they have discussed Hartnett suggested that the Board attend an SBC meeting. (Less than 10K gallons per day for the site (Lib, elem and JRSR HS). Discussion ensued over the denitrifying septic system and the reduced area compared to a conventionally. Cole noted the cost savings.

- . Schedule – members reviewed busy schedules in July & Aug with staff being out.

- . Meetings:
 - BOS June 26: re water line Rt 6

- . New Police station. Discussion on land clearing and work that appears to be happening in the back of the cemetery.

Any other business that may come before the Board.

Sousa stated that the water sampling that BBNEP is offering is for bacteria. This testing does not begin until September.

Correspondence.

- a. ZBA/Notice of Public Hearings 246 Howland Rd and 194 Sanford Rd. Noted.
- b. TEC Report for Westport Gas. Noted.
- c. Building Dept/copy of memo Class II Lic. Noted.
- d. TEC Letter re drainage at Blossom Rd A solar installation. There will be a meeting on Thursday with the applicant to look at current conditions and to develop another interim plan to mitigate the concerns.

Minutes.

June 13, 2017

Raus motioned to approve. Seconded by Sousa. The vote was unanimous.

Invoices.

None.

ADJOURNMENT

Members unanimously voted to adjourn at 7:20 p.m.

Respectfully submitted,
Lucy Tabit, Assistant Planner