



TOWN OF WESTPORT
856 Main Road
Westport, Massachusetts 02790

Tel. (508) 636-1037
Fax (508) 636-1031

PLANNING BOARD

PLANNING BOARD MEETING

February 23, 2021

Chairman Jim Whitin called the meeting to order at 6:01 p.m. with Vice-Chair Robert Daylor and members John Bullard, Manuel Soares, Mark L. Schmid, and Town Planner James Hartnett were in attendance.

Chair's Announcement – Under MGL Chapter 30A, section 20(f) – The meeting is being recorded. *Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Westport Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the remote links:*

An audio recording of this meeting is posted on the town's website. (www.westport-ma.com)

Call to order 6:00 p.m.

1. Administrative Items.
- a. **Plat 21 Carrigg (01-004C)** – Closeout and release Consultant Review balance and interest (\$1,650.90 + interest).

Hartnett mentioned he contacted the owner/developer of this subdivision, which has been inactive since 2006, to close out the construction inspection account. Hartnett was informed the owner is working with his engineer to determine what work needs to be done to finish the road.

- b. **Chapter 61A Release (21-001CH61A)** Selectboard is requesting comments on the Release of Land owned by the Meader Corporation located at 578 River Road, Map 87, Lots 87B & 87C.

Hartnett mentioned the Board previously released lots 1,2,5,6 at this location. Hartnett recommended releasing lots 3 & 4.

Schmid stated that these lots are relatively small and asked if they still qualify for 61A.

Motion

Bullard moved to recommend the release of lots 3 & 4 (Assessors Lots 87B & 87C) from the provisions of Chapter 61. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

- c. **Chapter 61 Release (21-002CH61)** Selectboard is requesting comments on the Release of Land owned by Jay A. Szaro and Jill Szaro Baillargeon at 573 Main Road, Map 70, Lots 16B & 16D.

Hartnett mentioned this is the easement to access the solar development on the west side of Main Road.

Motion

Bullard moved to recommend the release of the easement area for the Brookwood solar development. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

d. FY22 Budget discussion

Whitin updated the members on his meeting with the Board of Selectman that discussed reinstating the funds to hire an Assistant Planner for FY23.

Motion

Bullard moved to request at Town Meeting to restore funding for the Assistant Planner position. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

Motion

Bullard moved to re-advertise the assistant planner position. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

Whitin mentioned the audit of the MS4. Hartnett stated March 3rd was the deadline to submit the information to the consulting firm and on March 9, 10, 11, they will be conducting the audit virtually.

Whitin suggested possibly increasing the MS4 budget pending the results of the audit.

Hartnett mentioned he met today with Buzzards Bay National Estuaries Project and Kleinfelder virtually to discuss mapping and work related to the MS4 audit...

Whitin asked if we would receive special dispensation because Westport is not completely urbanized. Hartnett responded they do not give special consideration due to the size of the community.

Soares asked what the process was for the MS4 audit. Hartnett commented they thoroughly review town reports such as Notice of Intent and Stormwater Management Plans to verify that there is proper documentation from multiple departments and with a focus on the Highway Department because of street sweeping and catch basin cleaning.

e. ATM warrant article discussion.

Hartnett mentioned the Board discussed the possibility of including Route 6 funding article request as a placeholder and work on the wording. Daylor agreed to pursue the \$500,000 to have a design for the subsequent year.

Motion

Daylor motioned to ask the selectman to reserve a place-holder article for \$500,000 for the first phase of the Route 6 sewer study. Seconded by Bullard. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

2. Planners Report

Hartnett read the Planners Report into the record.

- a. The Environmental Protection Agency (EPA) Region 1 will be conducting an audit of the Town of Westport Municipal Separate Storm Sewer System (MS4) program during the week of March 8, 2021. This is a three-day audit process with a considerable amount of preparation.
- b. Russell Burke with the BSC Group prepared a report, a copy was emailed to the Board.

- c. The Master Plan Update committee met last week and discussed the Housing and Economic Development Chapters, next meeting is scheduled for March 17, 2021.
- d. The draft MVP report is supposed to be completed this week, will send it out to the Board as soon as it comes in.

3. Correspondence

- a. **1787B Main Road** – Chapter 91 License – Construction of fixed pier, gangway, and float. *Noted.*
- b. **Zoning Board of Appeals** – Granting of Variance - 86 Watuppa Road. *Noted.*

4. Matters not reasonably anticipated.

Whitin mentioned the start of drilling of exploratory wells within two weeks for the new water system in the Harbor area. He added he mentioned the possibility of an MVP grant to assist with the cost.

Whitin asked for recommendations from the Board to see if there was a way Westport could start a municipally run water system in the Harbor, the Let and Cadman's neck areas, and then possibly branch out to other areas of the town that are having public well problems.

Bullard asked if wastewater districts would solve the problem to possibly get matching funds for a group water district.

Soares was in favor of creating water districts throughout the town. He added the town could start charging connection fees to the commercial businesses on Route 6 that are now tying in for free.

Bullard voiced his concern that the Vulnerability Grant funding for Cock East Pond would not be favorable to many people and suggested using CPC funds, in addition to, asking Senator Rodrigues and Representative Schmid to assist in securing funds for this project.

Daylor suggested the Town Planner to contact Barnstable's Planner to get information on how the water districts are set up and run because of the similarities to Westport.

Schmid stated that implementing water districts to the town could be added as a new topic for discussion with the Master Plan Review/Update Committee.

Soares suggested that Hartnett contact Linda Correia from Dighton to discuss how to proceed with setting up water districts.

5. Minutes

February 9, 2021

Motion

Bullard moved to approve the minutes of February 9, 2021, as written. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

6. Invoices

- a. Planners monthly phone expenses (Dec/Jan/Feb) \$150
- b. Planners Mileage Nov – Jan (\$92.26)

Motion

Bullard moved to approve the payment of the Planner's mileage and phone expenses for \$242.26. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

c. W.B. Mason - \$106.27

Bullard moved to approve the payment of the WB Mason invoice of \$106.27. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

d. Southcoast Media – Hearing for Zoning Article 4 (marijuana) - \$262.20

Motion

Bullard moved to approve the SouthCoast Media invoice of \$262.20. Seconded by Daylor. Upon a roll call vote being taken, members Bullard, Daylor, Schmid, Soares, and Whitin voted aye and the motion carried 5-0.

Adjournment

The members unanimously adjourned at 7:10 p.m.

Respectfully submitted,

James Hartnett, Town Planner
Nadine Castro, Assistant Town Planner II