



**WESTPORT PLANNING BOARD**

**Regular Meeting**

**AGENDA**

**Wednesday, February 20, 2019**

**Town Hall Annex**

**Call to order 5:00 p.m.**

**1. Appointments**

- a. Joseph Ingoldsby, Westport Camp Grounds Evaluation Committee** – Discuss Property located at 346 Old County Road
- b. The Coffin Family Nominee Trust/Buzzards Bay Coalition (19-002A) ANR 1219 Main Road** – Request to divide property into two lots.
- c. Carlos Ferreria (19-003A) ANR 0 Forge Road and Marisa Lane** – Request to divide property into two lots, transferring one parcel to the abutting lot.
- d. Craft Cannabis Cooperative Zoning Bylaw** – Review & discussion

**5:30 p.m. Public Hearing**

**2. Solar By-law Review**

The town of Westport Planning Board will hold a public hearing pursuant to G.L. c. 40A § 5 and Article 2.1 of the Westport Zoning Bylaws, on Tuesday, February 12, 2019, at 7:15 p.m. at the Town Hall Annex, 856 Main Road Westport, Massachusetts. The purpose of the public hearing is to provide interested parties with an opportunity to comment on proposed changes to the Westport Zoning By-Laws. The proposed amendments include:

Article A: To see if the Town will vote to amend the Westport Zoning By-Laws by making the following changes to Article 24, Solar Energy Systems.

The proposed amendments would require additional protection for adjoining properties by providing additional screening and buffers between the property lines and the solar arrays. Additional screenings and buffers would also be required to protect scenic vistas and viewsheds from existing residential uses, public streets and waterways. The following sections of the Zoning By-Law would be changed, Sections 24.3.1 Purpose, 24.3.3 Special Permit, 24.3.5 Required Review and Permitting, 24.3.8 Dimensional, Use and Access Requirements for Large Scale Systems (Lot Size, Frontage, Setbacks and Height), 24.3.11 c. Land Clearing, and Landscaping, Vegetation Maintenance, and 24.3.11 d. Visual Impact.

This Article may not be numbered as it will ultimately appear in the warrant at Annual Town Meeting.

A copy of the proposed Zoning By-Laws are on file with the Town Clerk's office, Town Hall, and Planning Board at the Town Hall Annex, 856 Main Road and may be inspected there during regular business hours or on our website on-line at [www.westport-ma.gov/planning-board](http://www.westport-ma.gov/planning-board).

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

#### **3. Winner Way (18-005C-FF) (*Hearing continued from November 27, 2018, January 29, 2019*)**

Request by applicant to consider a Low Impact Development Site Plan and a definitive subdivision plan entitled "**Definitive Subdivision Plan, Plot 57, Lot 46**" Westport, MA prepared for Thomas Winner and located between 1540 and 1558 Drift Road proposing to divide the property into two (2) lots with frontage on Drift Road and a private gravel road. A copy of the plan is available for review at the Planning Board office in the Town Hall Annex.

### **7:00 p.m. Public Hearing**

#### **4. Westport Stone and Sand (18-009SPA-LID) (*Hearing continued from January 15, 2019, January 29, 2019*)**

Request by **Frank Epps, Westport Stone & Sand Solar, LLC, c/o Energy Development Partners** for property owned by **Stephen A. Cardi, Esquire of Steven A. Cardi (TR) Grandvel Nominee Trust**, located on 536 Old County Road, Assessor's Map 34, Lots 7, 8 & 52. Pursuant to Westport Zoning By-Laws Article 20 Low Impact Development and Article 24 Large Scale Solar Energy System Special Permit, the applicant requests permission to construct a solar energy system, approximately 6.5 Megawatts.

### **7:45 p.m. Public Hearing**

#### **5. Soltage, LLC Westport Route 88 Solar 1, LLC (18-011SPA-LID-S)**

Request by applicant to consider the applications of **Westport Route 88 Solar 1, LLC c/o Soltage LLC** for property owned by Pedro L. and Maria M. Teixeira, located on 0 Route 88 (End of Sullivan Drive), Assessor's Map 31, Lot 5 & 6A. Pursuant to Westport Zoning By-Laws Article 20 Low Impact Development and Article 24 Large Scale Solar Energy System, the applicant requests permission to construct a solar energy system, approximately 4.5 Megawatts AC, 6.0 Megawatts DC.

### **6. Correspondence.**

- a. 14-006C Bouchard Insufficient Funds
- b. Real Estates Technical Assistance Services

### **7. Minutes**

January 29, 2019

### **8. Administrative Items**

- a. McGovern (18-013A) – Ch.61 Release Map 60 Lot 2, sub-lots lots 1 & 2
- b. Peters (18-015A)- Ch.61 Release Map 70, Lot 15, Parcel A
- c. Braybach Lane (18-005C) Form C-1 Certificate of Approval of a Definitive Plan
- d. Braybach Lane (18-005C-FF) Special Permit Approval for Flexible Frontage
- e. Winner Way (18-007C) Form C – Extension Request
- f. FY20 Budget

### **9. Matters not reasonably anticipated.**

### **10. Planners Report.**

### **11. Invoices.**

W.B. Mason - \$15.19

Quill - \$85.97

Hartnett – February Phone - \$50.00

Hartnett – MEHA Seminar - \$190.00

Hartnett January Mileage - \$21.34

**ADJOURNMENT**

*NOTE: Agenda is subject to change*

---

**NEXT MEETINGS:**

**PLANNING BOARD:** 6:00 p.m. February 26, 2019

**WORK SESSION:** 4:00 p.m. April 16, 2019

# Planning Board Meetings 2019

January							February							March						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23	17	18	19	20	21	22	23
27	28	29	30				24	25	26	27	28			24	25	26	27	28	29	30
														31						

April							May							June						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6				1	2	3	4							1
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
														30						

■ TOWN ELECTIONS

■ ANNUAL TOWN MEETING

July							August							September						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
											1	2	3	1	2	3	4	5	6	7
	1	2	3	4	5	6	4	5	6	7	8	9	10	8	9	10	11	12	13	14
7	8	9	10	11	12	13	11	12	13	14	15	16	17	15	16	17	18	19	20	21
14	15	16	17	18	19	20	18	19	20	21	22	23	24	22	23	24	25	26	27	28
21	22	23	24	25	26	27	25	26	27	28	29	30	31	29	30					
28	29	30	31																	

October							November							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2	1	2	3	4	5	6	7
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				

■ STM -TBD

- REGULAR MEETINGS 6:00 PM (meeting room)
- Working Sessions: 4:00 PM (office)
- April = Elections; May = Annual Town Meeting at WHS
- Holiday - Town offices Closed
- "Other" as indicated