

Planning Department  
856 Main Road  
Westport, MA 02790



## Planning Board

James Whitin  
Robert Daylor  
John K. Bullard  
Mark L. Schmid  
Manuel Soares

# AGENDA

## Tuesday, January 23, 2024

### **Call to order 6:00 p.m.**

#### **1. Administrative Items**

- a. **Approval Not Required (ANR) – 1058 State Road (24-001A)** Request by applicant for endorsement of a 1-lot plan of land located at 1058 State Road, Assessors Map 12 Lot 3.
- b. **Approval Not Required (ANR) – A.P. 60, Lot 18 (24-002A)** Request by the applicant for endorsement of a 1-lot plan of land to correct the issue of #10 Elise Michelle Way, to comply with the Zoning by adding Parcel A to AP 63, Lot 16 from AP 63, Lot 18.
- c. **309 Gifford Road – (22-004 SP-FF)** Vote to approve the HOA amendment to remove Lot 103C from the HOA Agreement.
- d. **Stoneridge ILF – (23-002SP)** (withdrawn) - Closeout & Release Consultant Review Funds in the amount of \$5,000.00 + interest
- e. **Inheritance Lane –(23-010C)** Vote to accept the surety estimate as provided by S.W. Cole

#### **2. 6:15 p.m. Public Hearing**

- a. **Cory Ridge Estates (23-035C)** (*continued from November 14, 2023*) Request by the applicant to consider a definitive subdivision plan entitled “Definitive Subdivision “Cory Ridge Estates”, located at 265 Cornell Road, A.P. 81, Lot 4, proposing to divide the property into four (4) lots.  
*The applicant is requesting a continuance for this project*

#### **3. 6:30 p.m. Public Hearing**

- a. **435 Old Harbor Road (23-037SPA)** (*continued from January 9, 2024*) Request by the applicant to consider converting the existing residence into an adolescent education and housing facility.  
*The applicant is requesting a continuance for this project*

#### **4. 6:45 p.m. Public Hearing**

- a. **Salty Breeze, Inc. (23-032SPA-SP-RM)** (*continued from October 17, 2023, December 12, 2023*) Request by the applicant to remodel the vacant parcel for a recreational marijuana dispensary.  
*Applicant is requesting a continuance and time extension for this project*

#### **5. Assistant/Planner’s report**

##### **a. Planner’s report**

- i. MassTrails Support Letter and Match Commitment
- ii. Hazard Mitigation Plan Update

**6. Correspondence**

**7. Minutes**

January 9, 2024

**8. Invoices**

East Bay Media – Bed and Breakfast Amendments \$123.00

**9. Matters not reasonably anticipated within 48 hours**

**ADJOURNMENT**

*NOTE: Agenda is subject to change*

*NEXT MEETINGS:*

*Planning Board: February 6, 2024 at 6:00 p.m.*

*Public Hearings: 6:15 – Marcotte Drive*

*6:30 – ZBL STR's Public Hearing (continued from 1/9/24)*

*February 20, 2024 at 6:00 pm*

*6:15 – Mello's Way – LID Application*

*6:30 – Rosewood Lane Definitive Subdivision*