

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 9, 2024

Call to order 6:00 p.m.

1) Administrative Items

- a. **Inheritance Lane (23-010C-RRL)** Surety estimate
- b. **435 Old Harbor Road (23-037SPA)** Special Permit Time Extension

2) 6:15 p.m. Public Hearing

- a. **Rosewood Lane (23-039C)** Request by the applicant to consider a definitive subdivision plan entitled "Rosewood Lane", located on the westerly side of Gifford Road between 225 and 247 Gifford Road, Map 29, Lot 22C, proposing to divide the property into two (2) lots.

3) 6:30 p.m. Public Hearing

- a. Zoning Bylaw Section 9.8, Bed and Breakfast
 - i. Amend section 9.8 to include regulations for both Short-Term Rentals and Bed and Breakfast. Establish permitting and registration requirements and development standards.
 - ii. Add a definition for short-term rentals to section 3, Definitions.
 - iii. Amend the table of use regulations, section 5.1, to allow bed and breakfasts and short-term rentals as allowed by-right in all zoning districts.
 - iv. Amend section 8.3, Parking Regulations, to add parking standards for short-term rentals.

4) 6:45 p.m. Public Hearing

- a. **435 Old Harbor Road (23-037SPA)** (*continued from November 28, 2023*) Request by the applicant to consider converting the existing residence into an adolescent education and housing facility. *A continuance request has been filed to be on the January 23rd agenda.*

5) 7:00 p.m. Public Hearing

- a. **Westport Lakes ILF (23-036SP-ILF)** Application withdrawal, close and release the Consultant Review balance of \$5,000 + interest, and close the public hearing.
- b. The applicant has requested to withdraw the application without prejudice.

6) Assistant/Planners report

- a. Planner's Report
 - i) MassTrails Grant Application - Quequechan Rail Trail Extension

7) Correspondence

- a. Zoning Board of Appeals notice

8) Travel & Training Reimbursement

- a. Burris reimbursement for miscellaneous travel and SRPEDD TIP & PFAS Symposium training – November and December - \$61.48

9) Minutes

- a. December 12, 2023

10) Long/Short-Term Planning Items

- a. Westport Gateway District: Create a new zoning district to replace the Business District between Fall River and Route 88. The district would provide greater flexibility for land uses, including mixed residential uses, and dimensional standards. Limited architectural standards would be incorporated.
- b. Unrestricted District: Replace the district with the Rural/Agricultural District, and delete zoning bylaw references to the unrestricted district.

11) Matters not reasonably anticipated within 48 hours

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

Planning Board: January 23, 2024 at 6:00 p.m.
Public Hearings: 6:15 p.m. - Cory Ridge Estates
6:45 p.m. – Salty Breeze

February 6, 2024:
6:15 pm - Marcotte Drive

February 20, 2024:
6:15 pm – Mello’s Way LID