



PLANNING BOARD MEETING MINUTES

Date/time of Meeting: October 17, 2023, at 6:00 p.m.
Place: Town Hall Annex, 856 Main Road

Call to order: The regular meeting of the Westport Planning Board was called to order at 6:02 PM by Vice-Chair, Robert Daylor.

Present

Vice-Chairman - Daylor, John Bullard, Manuel Soares, Mark L. Schmid, Town Planner, Michael Burris.

Absent

Chairman - James Whitin
Assistant Planner – Amy Messier

Chair's Announcement – Under M.G.L. Chapter 30A, section 20(f) – The meeting was recorded.

1. Administrative Items

a. Approval Not Required (ANR) - 17 Adamsville Road (23-034A) Request by the applicant to create one new lot located at 17 Adamsville Road Street, Assessors Map 77 Lot 12 and 12D.

Daylor inquired about the unique shape of the lot. According to Brian Corey's comment, the unique shape of the property is due to the circular radius around the well which will be a public water supply. Bullard asked what the intended purpose would be for the property. Corey mentioned there several possibilities, but nothing was certain yet.

Burris recommended endorsement because it does meet all the requirements of an ANR.

Bullard asked if the future wells would have any impact on the nearby wells or on Angeline Brook. Corey stated that an administrative appeal to the state confirmed that the neighboring wells would not be negatively impacted.

Motion

Schmid moved to approve the endorsement of the plan entitled "Approval Not Required Plan, Approval Not Required Plan, 17 Adamsville Road, Assessor's Map 77 Lots 12 & 12D, Westport, MA" because the plan complies with the provisions of MGL Ch. 41 Section 81P. Seconded by Soares. 4-0-0

b. Planning Board fee schedule: proposed modifications

Burris mentioned that the fee increase discussion would be postponed to explore online permitting software. If the town does implement online software, additional fees will need to be worked into the fees to supplement the costs for the software.

c. Public comment time limit update

Burris announced that the Board had voted to adopt the public moderator's guidelines, which limit public comments to five minutes per speaker.

2. 6:15 p.m. Public Hearing

a. Salty Breeze, Inc. (23-032SPA-SP-RM)

Jon Connell of Northeast Engineers and Consultants, Inc. spoke on behalf of the applicants along with Brian Carney who was the consultant for the applicants. Connell mentioned the applicant is proposing a retail-only marijuana dispensary at the existing vacant building located at 260 State Road. There will be improvements to the stormwater, drainage, landscaping, parking lot, architecture, and utilities.

Daylor announced that this business is permitted for use because it is located in the business district and entertainment overlay.

Bullard asked that the representative address the department's comments. Carney clarified that the business will only be a retail marijuana business and there will not be any type of cultivation. Connell will contact the departments that have concerns.

Soares mentioned the town is currently seeking funding to add water and sewer within the Route 6 corridor and the businesses along that route will be able to tie into it. Before incurring the added expense of upgrading the septic system, he advised requesting a variance for a Title 5 septic from the Board of Health.

Attorney Brian Corey was present on behalf of Coastal Healing. Corey voiced his concern that the facility does not meet the requirements, specifically for security, of a Site Plan Approval.

Burris recommended a continuance due to missing information in the plan, such as lighting details, walkway connection, and dumpster enclosure.

Motion

Bullard moved to continue the public hearing to December 12, 2023, at 6:15. Seconded by Soares. 4-0-0.

3. 6:20 p.m. Public Hearing

a. Plat 52 Lot 20A (23-031C) Marcotte Drive - 0 Drift Road and located between 278 Drift Road and 312 Drift Road. The applicant is proposing to divide the property into nine (9) new lots.

Matt Pike of South Coast Engineering was present on behalf of the applicant. He stated the applicant is proposing a nine (9) lot subdivision on a 16-acre parcel on the East side of Drift Road.

Daylor expressed his disapproval towards the geometry and the non-compliance of two lots. He also pointed out that the plans lacked sidewalks which are required when there are five or more lots in any one subdivision. Pike mentioned that sidewalks were not intended for this subdivision plan.

Sonia Connolly of 312 Drift Road was present and was in favor of including sidewalks in the new development for safety reasons.

David Dorsey of 11 Fallon Drive expressed his concern regarding the proximity of the houses and its potential impact on the water table. He requested a formal hydrology report that would address any potential effects on the wells of nearby residents. Additionally, he raised concerns about noise pollution.

Jake McGuigan of 202 and 397 Drift Road added he is a member of the Conservation Commission and Climate Resiliency Committee. He voiced his concern about the lead ammunition that is in the soil from the firing range from the shooting range.

Pike responded to the concerns of the abutters.

Motion

Schmid moved to continue the public hearing to December 12, 2023, at 6:30. Seconded by Soares. 4-0-0

Planners' report

Planner Burris gave an update on projects he has been working on.

a. Planners' report

- i. Submitted a Community Compact Cabinet Information Technology Grant for \$146,000 for online permitting, licensing, and inspections for all town departments.
- ii. Buzzards Bay National Estuaries Program Grant Results - received \$25,000 to do work on the town's municipal separate stormwater system. Funds for nitrogen reduction for the community septic at the Let were not funded.
- iii. Snell Creek Conservation Project Update – The Planning Board received a grant from the Buzzards Bay National Estuaries Grant to put 25 acres into Conservation Restriction by the beginning of 2024.
- iv. Municipal Vulnerability Plan 2.0 Update - sent contract to SRPEDD.
- v. Route 6 Rezoning Update – met with the BSC Group and finalized meeting materials for the first rezoning public meeting that will be held at the Westport Public Library on Old County Road on November 1, 2023, at 6:00 p.m.
- vi. Plymouth Boulevard Drainage Update – Paul Ferland spoke with Ms. Messier to collaborate with Fall River regarding stormwater upgrades.
- vii. Staffing Update - Amy will be out on medical leave for six weeks.

5. Matters not reasonably anticipated within 48 hours

Soares inquired about broadband work that was happening in town. He suggested creating an infrastructure commission rather than an oversight committee and expressed interest in hiring an engineer to oversee infrastructure.

ADJOURNMENT

The Board unanimously agreed to adjourn at 7:40 p.m.

Respectfully submitted,



Nadine Castro
Assistant Town Planner II

NEXT MEETINGS: 11/28/23; 12/12/23

November 28, 2023

6:15 p.m.: Westport Lakes SPA-LID & SP ILF

6:30 p.m.: 435 Old Harbor Road

December 12, 2023

6:15 p.m.: Salty Breeze, Inc. (*cont. from October 17th*)

6:30 p.m.: 0 Drift Road - Marcotte Drive (*cont. from October 17th*)