

WESTPORT PLANNING BOARD

Regular Meeting

AGENDA

Tuesday, August 13, 2019

Town Hall Annex

856 Main Road

Call to order 5:30 p.m.

5:30 p.m. Public Hearing

1. **Watuppa Realty, LLC (19-010SPA)** (*continued from July 16, 2019*)

Request by applicant to consider the Site Plan application of **Watuppa Realty, LLC** for property located at **25 Sanford Road**, Assessor's **Map 3, Lot 34C**, Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan Approval, on a request to convert existing building into office space and to construct a 60'x120' warehouse/storage building with related parking.

2. **Administrative Items**

- a. Westport Power (14-002S)- Closeout Final Release
- b. Appoint Zoning Committee members
Clayton Harrison, Gerry Coutinho, Jim Whitin, Roger Maynard, Robert Daylor, Ralph Souza, Jim Hartnett
- c. Westport River Watershed Alliance (15-008SPA) 493 Old County Road – Surety/Occupancy Permit
- d. Release Construction Inspection Account
 - Allen's Way (17-007C-M)
 - Lafrance Hospitality (19-004SPA)
 - Westport Stone & Sand Solar, LLC (18-009SPA-LID-S)
 - Whitski Way (Braybach Lane) (18-005C-FF)
 - Winner Way (18-007C-SPA-LID)
- e. Municipal Vulnerability Action Grant
- f. 2020 State Revolving Fund (SRF) Loan Application
- g. 270 Horseneck Road – Maria A. Carvalho, Chapter 61 Release – Assessor's Map 46 Lot 4 (1)
- h. Lincoln Heights (19-003C-MOD) – Endorse Plan

5:45 p.m. Public Hearing

3. **Dance Academy (19-003SPA)** (*continued from May 21, 2019, July 16, 2019*)

Request by applicant to consider the Site Plan application of **Lisa Bibeau-Chace & Paul Chace** for property located at 699 State Road, Assessor's Map 24, Lot 3 in Westport, MA, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, on a request to construct a single-story building with parking to be utilized as a dance studio/classes.

6:00 p.m. Public Hearing

4. **Sodom Road Flexible Frontage (19-009SP)**(*continued from July 16, 2019*) (*To be Continued to September 10, 2019 at 5:45 p.m.*)

Request by the applicant to consider a Special Permit applications of **Stephen Pettey** for property located at **963 & 969 Sodom Road**, Westport, MA 02790, Assessor's Map 60, Lots 5 & 5C, pursuant to Westport Zoning By-Law Article 21 Special Permit for Common Driveway and Article 23 Special Permit for a Flexible Frontage requesting approval to reduce otherwise applicable frontage requirements on a public way in exchange for a corresponding reduction in development density and the construction of a common driveway servicing three residential lots.

6:15 p.m. Public Hearing

5. Brookwood Drive Solar 1 LLC (19-005SP-LID) (continued from June 4, 2019) (To be Continued to September 10, 2019 at 6:15 p.m.)

Request by the applicant to consider the Special Permit and Low Impact Development applications of **Brookwood Drive Solar 1, LLC c/o Borrego Solar Systems, Inc.** for property owned by **Jay A. & Jill E. Szaro, Carricorp Industries Ltd., and Muriel Peters**, for property located at **573 and 667 Main Road**, Assessor's Map 69, Lot 5, Map 70 Lots 15, 16 & 16B, 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 8.0 Megawatts.

6:45 p.m. Public Hearing

6. Prestige Auto Mart (19-008SPA)(continued from June 18, 2019)

Request by the applicant to consider the Site Plan application of **Prestige Auto Mart** for property located at **50 Forge Road**, Assessor's Map 28, Lots 20 & 20L, pursuant to Westport Zoning By-Law Article 15 for Site Plan approval, on a request to convert existing single-family dwelling into office space and construct a 4,000 sq.ft. addition to an existing garage for an auto repair, auto body and detail work to be performed on-site. A total of 111 parking spaces are planned.

7:15 p.m. Public Hearing

7. Ferry Drive Subdivision (19-011C)

Request by the applicant to consider a definitive subdivision plan entitled **"Ferry Drive Subdivision Definitive Plan in Westport, Massachusetts, (Bristol County)"** prepared for SunRaise Development, LLC and located at 136 Old Pine Hill Road and between 82 and 86 White Oak Run proposing to divide the property into Five (5) lots, lot sizes 1.49 acres to 37.78 acres.

7:45 p.m. Public Hearing

8. Soltage Rt 88 Solar (18-011LID-S) (continued from February 20, 2019, March 20, 2019, April 23, 2019, May 28, 2019, July 16, 2019) (To be Continued to September 10, 2019 at 7:15 p.m.)

Request by the applicant to consider the Special Permit and Site Plan 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.

9. Matters not reasonably anticipated.

10. Planners Report

11. Correspondence.

David Cole – Resignation Letter

12. Minutes.

July 16, 2019

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS

PLANNING BOARD: 6:00 p.m. Tuesday, August 27, 2019
WORKING SESSION: 4:00 p.m. Tuesday, September 10, 2019