

# WESTPORT PLANNING BOARD

## Regular Meeting

### AGENDA

Tuesday, September 10, 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 & August 13, 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.

#### 5:45 p.m. Public Hearing

**2. Sodom Road Flexible Frontage (19-009SP)(continued from July 16, 2019 & August 13, 2019)**

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

**3. Brookwood Drive Solar 1 LLC (19-005SP-LID) (continued from June 4, 2019 and August 13, 2019)**

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. **(Request has been made to continue the hearing)**

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

**4. Fall River Rod & Gun Club (19-006SP-LID) (continued from June 4, 2019, July 16, 2019)**

Request by applicant to consider the Special Permit and Low Impact Development applications of **Frank Epps, Watuppa Solar, LLC** for property owned by **Fall River Rod & Gun Club, Inc.**, located on **309 Sanford Road**, Assessor's Map 18, Lots 2 & 41, 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 4.2 Megawatt solar energy system.

#### 7:15 p.m. Public Hearing

**5. Soltage Rt 88 Solar (18-011LID-S) (continued from February 20, 2019, March 20, 2019, April 23, 2019, May 28, 2019, July 16, 2019, August 13, 2019)**

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.

**6. Administrative Items**

- a. Dance Academy(19-003SPA) Endorse Decision
- b. Ferry Drive Subdivision (19-011C) Endorse Plan
- c. Prestige Auto Mart (19-008SPA) Endorse Decision
- d. Blue Acres Way (17-011C-Mod) Final subdivision release covenant release
- e. Gels Way (04-018C) Final Subdivision Approval
- f. Forest Park – Lawton Trust (03-009C) Covenant Release Lots 29 & 30, Lot 76 Cypress Lane
- g. MS4 Storm Water Management Plan (SWMP)
- h. Assistant Planner Job Description and Salary review
- i. DEP Grant, Senator Rodrigues
- j. Rita Lane (19-001C) – Accept Homeowners Association and Endorse Plan

**7. Matters not reasonably anticipated.**

**8. Correspondence.**

**9. Minutes.**

August 13, 2019

**10. Invoices**

Hartnett Mileage/Phone expenses

**ADJOURNMENT**

*NOTE: Agenda is subject to change*

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**NEXT MEETINGS**

REGULAR SESSION: 4:00 p.m. Tuesday, September 24, 2019

REGULAR SESSION: 4:00 p.m. Tuesday, October 22, 2019