

WESTPORT PLANNING BOARD
Public Hearing & Regular Meeting

AGENDA

Tuesday, January 10, 2017
Town Hall Annex

Call to order 6:15 p.m

1. Vote to adopt Remote Participation (BOS approved Remote Access Participation on 12-12-16).

APPOINTMENTS

6:15 p.m. Public Hearing

2. Westport Power Associates (14-002-SPA-S – Minor Site Plan Modification) Request by Applicant pursuant to Westport Zoning By-Law Article 15 for a Minor Site Plan Modification to an approved 2 Megawatt solar energy system and request by applicant under Article 21, Special Permit for Common Driveway for a minor modification to the approved site plan to relocate site access to avoid significant wetland crossing utilizing a common driveway with the abutter at 822 American Legion Highway.

3. Approval Not Required (ANR) Azar (16-017A) Request by applicant for endorsement of a 2-lot plan of land located on American Legion Highway, Assessors' Map 31, Lot 17.

7:00 p.m. Public Hearing

4. Pursuant to the provisions of MGL ch. 40A § 5 and Article 2.1 of the Westport Zoning Bylaws, the Westport Planning Board will hold a public hearing on Tuesday, January 10, 2017, at 7:00 p.m. at the Town Hall Annex, 856 Main Road Westport. The purpose of the hearing is to accept public comments on the following proposed amendments to the Town of Westport Zoning By-laws:

Item 1. To amend Article 2, Section 2.5.9 for the purpose of increasing the time to act on a special permit from nine (9) months to three (3) years.

Item 2. To amend Article 2, Section 2.6 for the purpose of adding the Planning Board as the Special Permit Granting Authority for the Flexible Frontage for Reduced Density (Article 23), for the Solar Energy Systems (Article 24) and for the Medical Marijuana Treatment Centers (Article 25).

Item 3. To amend Article 1, Section 1.1 Definitions for the purpose of deleting the definition of Agriculture and adding the definitions for "Agriculture and Agricultural", "Agri-entertainment", "Agri-tourism", "Agri-commercial" and "Farm Enterprise".

Item 4. To amend Article 4, by deleting Section 4.0.1 B, paragraph 6, for the purpose of redefining and permitting Agri-entertainment, Agri-commercial and Agri-toursim as accessory uses consistent with M.G.L Chapter 40A, Section 3.

Items 5a & 5b. To amend Article 3, Section 3.1, for the purpose of rezoning from Business District to Residence/Agriculture District, that area on the east and west sides of Main Road from Cornell Road northerly approximately 4,700'.

Item 6. To amend the By-Laws by adding a new ARTICLE 26, Temporary Moratorium of Recreational Marijuana Facilities and Related Uses, and further to amend the Table of Contents to add Article 26, "Temporary Moratorium of Recreational Marijuana Facilities and Related Uses."

5. Approval Not Required (ANR) Roy (17-001A) Request by applicant for endorsement of a 3-lot plan of land located at 35 Cahoon's Lane, Assessors' Map 2, Lot 42-43.

6. Town Planner report.

7. Administrative Items:

8. Any other business that may come before the Board.

9. Correspondence.

- a. BOS- Summary of the Conflict of Interest Memo and forms.
- b. ZBA –Notice of Public Hearing on 1-11-17 for 929 Pine Hill Rd.
- c. DHCD – Subsidized Housing Inventory Biennial Update
- d. DEP Written Determination for Ch91 application with conditions 46 Boathouse ROW.

- e. Ch91 license notifications: 1). Murphy 173B Cadmans Neck Rd; 2). Wohlauser 135-D Cadmans Neck Rd; 3). Hale 0 River Rd M87 L51); 4). Poulton 41 David Rd; 5). Millikin 1541 Main Rd; 6). Frampton 1806 Drift Rd.
- f. TEC routine reports on Old County Road and Black Oak Circle.

10. Minutes.

December 13, 2016

11. Invoices.

ADJOURNMENT

NOTE: Agenda is subject to change

MEETINGS:

PLANNING BOARD: 6:15 p.m. Tuesday January 31, 2017

WORK SESSION: 6:15 p.m. Tuesday January 17, 2017

Planning Board Meetings 2017

January						
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February						
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TOWN ELECTIONS

May						
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ANNUAL TOWN MEETING

June						
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STM - TBD

December						
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31						

- REGULAR MEETINGS 6:15 PM (meeting room)
- Working Sessions (6:15 PM (office))
- April = Elections & May = Annual Town Meeting; & Special Town Meeting at WHS
- Holiday - Town offices Closed
- "Other" as indicated

approved 10-4-16

