

WESTPORT PLANNING BOARD
Regular Meeting & Public Hearing

AGENDA

Tuesday, March 22, 2016
Town Hall Annex

Call to order 5:50 p.m

APPOINTMENTS

5:50 p.m.

1. Budget review and discussion with FinCom Rep.

6:15 p.m. Public Hearing

2. **BENTLEY ESTATES II (15-009-C-SP/IH)** (Continued from September 22, 2015, December 1, 2015 and February 9, 2016) Request by applicant for approval of a definitive subdivision plan for 20 residential lots for property located at the terminus of Bentley Lane, Assessor's Map 5, Lots 16, 18, 50-68 and to consider a Special Permit application for Inclusionary Housing.

3. **Medeiros Farm (07-002C)**. Request to not install guardrails as defined on original plan.

7:00 p.m. Public Hearing

4. **BLACK OAK CIRCLE (16-001C-LID)** (Continued from February 23, 2016) Request by applicant in accordance with Massachusetts General Laws, Chapter 41, Section 81T, and Article 20 of the Westport Zoning By-laws for a Low Impact Development to consider an application by Shane M. Sousa of Black Oak Hill, LLC, for a definitive subdivision plan entitled "**Black Oak Circle**" dated January 6, 2016 for property located at Assessor's Map 65, Lot 1 on the northerly side of Charlotte White Road and to consider a Site Plan Approval for a Low Impact Development. The subdivision will create 4 residential lots.

7:30 p.m. Public Hearing

5. Pursuant to the provisions of MGL ch. 40A §5 and Article 2.1 of the Westport Zoning Bylaws, the Westport Planning Board's purpose of this public hearing is to accept public comments on the following proposed amendments to the Town of Westport Zoning By-laws:

Item 1.

By deleting the definition of "Agriculture" found in section 1.1. of the Zoning By-Laws and inserting provisions to include Agri-entertainment, Agri-tourisim and Farm Enterprise Commercial Activities as stipulated in M.G.L. Chapter 61A, §§ 1 and 2; as described in M.G.L. Chapter 40a § 3; as defined in Westport Town By-Law LIV Right to Farm By-Law.

Item 2.

By amending Section 4.0.1 B of the Zoning By-Laws by inserting section number 6 with provisions to include Agri-entertainment, Agri-tourisim and Farm Enterprise Commercial Activities for Agricultural Property having at least five (5) contiguous acres utilized in conformance with the uses of land as enumerated in M.G.L. Chapter 61A, §§ 1 and 2 and M.G.L. Chapter 40a § 3.

Item 3.

To amend the Zoning By-Laws Table of Use Regulations by adding the permitted uses for Agriculture.

6. Administrative Items.

- a. ATM warrant articles.
- b. Budget.
- c. Westport Business -2-Business request (Mike Coleman)
- d. Seaport Economic Grant
- e. Public road bounds and vegetative stabilization Beach Ave.

7. Town Planner report.

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

9. Correspondence.

- a. Town of Dartmouth water tie-in for Noquochoke Village

10. Minutes.

11. Invoices.

ADJOURNMENT

NOTE: Agenda is subject to change

MEETINGS:

PLANNING BOARD: 6:00 p.m. Tuesday April 19, 2016

WORK SESSION: 5:00 p.m. Tuesday April 12, 2016

MASTER PLAN: 4:30 p.m. Wednesday, *TBD*

FINCOM: 7:10 p.m. Tuesday April 5, 2016 ****NEW DATE****

Planning Board Meetings 2016

January						
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February						
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March						
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■ 4/5 TOWN ELECTIONS

May						
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■ ANNUAL TOWN MEETING

June						
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- REGULAR MEETINGS 6:00 PM (meeting room)
- Working Sessions 5-7:00 PM (office)
- April = Elections / & / May = Annual Town Meeting; Dec = Special Town Meeting - WHS
- Holiday - Town offices Closed
- Master Plan Working Group Committee Meeting

approved 9-6-15