

Planning Department  
856 Main Road  
Westport, MA 02790



## Planning Board

James Whitin  
Robert Daylor  
John K. Bullard  
Mark L. Schmid  
Manuel Soares

# AGENDA

## Tuesday, June 28, 2022

### Call to order 6:00 p.m.

#### 1. Administrative Items

- a. Old Pine Hill Solar (19-002SP-SPA-LID-S) Site Plan Withdrawal
- b. Coastal Healing – Request for clarification, re: letter dated 6/19/22
- c. 926 Drift Rd. – Chapter 91

### 6:15 p.m. Public Hearing

#### 2. Westport Horizons Development Corp. – Oakridge (06-001SPA-Major) (continued from February 22, 2022, April 19, 2022)

Request by Applicant for approval of a Major Modification to Site Plan for Oakridge: A Private Community. Assessors Map 21 Lots 4 & 4A to eliminate the sidewalk along common driveways in place of gravel walking paths through the site.

### 6:30 p.m. Public Hearing

#### 3. Borrego, 978 Solar Development, LLC II (22-001SP) (continued from May 24, 2022)

Request by the applicant to consider the Special Permit and Site Plan Approval Low Impact Development applications for **Borrego Solar Systems, Inc.** for property owned by **John L., Ernest Ciccotelli, and Marie T. Ciccotelli**, and located on the west side of **Division Road between 355 and 403 Division Road**, Assessor's **Map 46, Lot 8, 9C**. Under 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 2.95 Megawatts DC.

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

4. **0 Gifford Road (22-002SP-FF)** (continued from May 24, 2022). The applicant is seeking approval to subdivide Lot 22C containing 3.474 acres into two (2) separate Lots. Due to the shortage of frontage required per lot, the applicant is seeking to obtain a Special Permit Flexible Frontage. Each dwelling will have a separate driveway. Upon approval of the Special Permit Flexible Frontage Plan, the applicant will be filing an ANR. No waivers were requested.

### 7:00 p.m. Public Hearing

5. **Plante – 0 Cornell Road (21-006SP)** (continued from December 14, 2021, May 24, 2022) Request by the applicant to consider the Special Permit applications of Lisa A. Plante for property located between 277 and 349 Cornell Road, Westport, MA 02790, Assessor's Map 81, Lots 3, pursuant to Westport Zoning By-Law Section 8.5 Special Permit for Common Driveway and

Section 8.6 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 two residential lots.

**6. Correspondence**

- a. ZBA public Hearing Notice – 14 Miracle Lane (structure conversion to detached 1bdm. Accessory apt.)
- b. S.W. Cole acquires R.I. Geotechnical Eng. & Const. Testing Firm

**7. Assistant Planner’s report**

**8. Minutes**

May 24, 2022

**9. Invoices**

- a. MASSter List – Town Planner Position Advert. \$250.00

**Short/Long-term Planning Discussions**

**ADJOURNMENT**

*NOTE: Agenda is subject to change*

***NEXT MEETINGS:***

*Planning Board: July 12, 2022 At 6:00 p.m.*

*Work Session: ?*