

MEETING NOTICE

Planning Board

Board/Committee

Wednesday

Day

March 11, 2020

Date

5:30 p.m.

Time

Town Hall Annex-

856 Main Road

Meeting Room

Place of Meeting

Regular and Public

Meeting

Purpose

Nadine Castro

Signed

Westport Planning Board

March 11, 2020

Town Hall Annex

856 Main Road

DATE/TIME
RECEIVED BY
TOWN CLERK

MAR 9 20 8:48AM

REVISED

5:30 p.m.

1. Meet the Planning Board Candidates

John Bullard, David Cole, Joseph Ingoldsby III, Mark L. Schmid and Manuel Soares Jr.

Administrative Items

2.

- a. Jo-Ann's Way (14-006C) – Discussion with applicant, schedule to complete
- b. Approval Not Required (ANR) – Carol Schene (20-004A) Request by applicant to create Parcel A to eliminate a garage encroachment.
- c. Ferry Drive Subdivision (19-002C) – Close out design review account \$1,287.50 + interest
- d. High Point Estates (19-006C) – Close out design review account upon payment of final invoice
- e. Woodland Estates (19-005C) – Close out design review account upon payment of final invoice
- f. Pettey Sodom Road (19-009SP) – Close out design review account \$1,800 + interest
- g. Prestige -- 50 Forge Road (19-008SPA) – Close out design review account \$1,86.25 + interest
- h. High Point Estates (19-005C) – Sign Decision
- i. Woodland Estates (19-011C) – Sign Decision
- j.** Chapter 61A Release – Selectboard is requesting comments on Release of Land owned by Hugh E. McGovern located at 0 Sodom Road, Map 60, Lot 2CA (sub-lot 1), Westport, MA.
- k.** Discuss Governor Charlie Baker's House Bill #4263 act to promote housing choice.

Marlene Anderson

Town Clerk

6:15 p.m. Public Hearing

2. Fall River Rod & Gun Club (19-006SP-LID) (Remand Hearing)

In accordance with the Court's Order on Joint Motion for Remand and Stay dated February 5, 2020, the Planning Board will consider the Special Permit application 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 24 Large Scale Solar Energy System Special Permit. The applicant requests permission to construct a 4.2 Megawatt solar energy system.

7:00 p.m. Public Hearing

3. Zoning Amendments

Item 1. To amend the Town Zoning By-Laws, Article XIV, Zoning By-Laws, by deleting it in its entirety and replacing it with a new Article XIV, The proposed amendment to Article XIV is a recodification of the Zoning By-Laws which re-arranges and groups its provisions into organized Sections. The re-codified Zoning By-Law deletes expired provisions, consolidates and eliminates repetitive provisions, clarifies confusing provisions, and organizes the provisions in a manner that is user friendly and more accessible. The proposed re-codified Zoning By-Law does not reflect any significant regulatory revisions to the current Zoning By-Law. Updates to the Flood Plain map dates are included in the proposed changes.

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Item 2. Amend Section 5.2.1 – Abandonment/Discontinuance 5.2.1 to read,
5.2.1 Abandonment/Discontinuance
A non-conforming use which has been discontinued for two years or more shall be considered to be abandoned and shall not be re-established and any future use shall conform with this By-Law. The two year period may be extended prior to expiration by special permit from the Board of Appeals if it finds there are extenuating circumstances and such extension is not detrimental to the neighborhood or public health, safety and welfare.

Item 3. Amend Section 3.0 Definitions by adding new Definitions for “Flea Market” and “Golf Course”

Item 4. Amend Section 6.1 – Table of Use Regulations by deleting “Wholesale Business” and adding “Flea Market”, “Miniature Golf” and “Light Manufacturing”. Add notes to the table describing prohibited uses and uses not listed in the table.

Item 5. Amend Section 3.0 Definitions and Add New Section 9.10 to regulate portable storage containers.

- *Sections listed in Items 2,3,4 & 5 refer to sections in the proposed recodified Zoning By-Law.*

4. Matters not reasonably anticipated.
5. Planners Report.
6. Correspondence.
7. Minutes.
February 25, 2020
8. Invoices.

ADJOURNMENT

NOTE: Agenda is subject to change