

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
(508) 252-6891 Telephone
(508) 252-5342 Facsimile



James Muri, Chairman
Edward Bertozzi, Vice Chair
John Moriarty, Clerk
Robert Moitozo
Tomas Ennis
Christopher Cooper
Stephen Brooks, Jr.

**Meeting Minutes
February 18, 2015
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

RECEIVED
15 MAY 13 PM 2:05
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: James Muri, Christopher Cooper, Stephen Brooks, Tomas Ennis, John Scanlon, Planner – Leeann Bradley

Absent: Robert Moitozo, Edward Bertozzi, John Moriarty

Pledge at 7:05p.m.

Form A

Vickery/Doege -1238 Oakhill Ave. – 15-01A – Mr. Otis Dyer was present on behalf of the applicant. He began by stating the land is being donated to the land trust. The applicant is keeping a lot in the front which meets Rehoboth and Attleboro's Form A requirements.

Mr. Ennis motioned to endorse the Form A. Mr. Brooks seconded the motion. Motion passed.

Cynthia Bloomquist – 25 & 29 Moulton St. – 15-02A - Mr. Otis Dyer was present on behalf of the applicant. He began by stating this was a follow up to a Form A from a few years ago. The upper lot did not have the shape factor at that time and was not a buildable lot. It has since been revised, and is now a buildable lot.

Mr. Cooper motioned to endorse the Form A. Mr. Brooks seconded the motion. Motion passed.

Public Hearings

ATS Engineering Inc. – Fall River Ave. – 14-06SPA, 14-04GWSP – Atty. Eric Brainsky, Mr. Stephen Connolly of ATS Equipment, Mr. Rob Davis of Insite Engineering, Mr. Paul Bannon-Traffic Engineer, Mr. Rucco-BUILDER and owner, Mr. John Ferreira were present. Mr. Bannon began with his traffic analysis by addressing the concerns of Fuss & O'Neill. They conducted a radar speed study as well as compiling Mass DOT information on accidents. Route 6 is a major 4 lane arterial with 50MPH speed limit. A traffic study concluded a speed of 53 mph eastbound and 56 mph westbound were the norm. The site distance is unlimited at 1000' feet in each direction. This type of business will not generate a great deal of traffic over the course of a day. There may be 60 trips total over the course of a day and 5 to 10 customers per day. Business is very slow this time of year. Fuss & O'Neill had concerns with the access in relation to Old Providence St. Mr. Bannon stated the current location as shown on the plan is the appropriate location given the nature

of the Old Providence St./Barney Ave. intersection. It is an undesirable design and he feels Mass Highway will eventually correct it. They will provide offset to the intersection. If this were a residential complex/convenience store etc, they would recommend Old Providence St. access instead of Rte. 6. This is a heavy commercial/large vehicle business with low volume. They are recommending keeping access on Rte 6. It is sufficiently wide enough for vehicles to make turns. Mr. Muri feels this configuration should work providing they get the curb cut from Mass Highway.

Mr. Muri also had concerns regarding the floodplain district requiring a special permit. Mr. Davis referred to a 2009 flood plain map which was quite different from the most recent flood map from 2014. The 2014 flood map shows the entire parcel in the new flood area. The Planning Board stated the 2014 flood map was accepted at town meeting. The language is located within the Zoning By-law which references the most up-to-date maps. Mr. Ennis questioned oil storage with regard to the flood plain. Will they be stored with double wall tanks? Mr. Davis stated there is a tight tank with water recycling for oils etc. They have a contract with CYN Environmental to pick up environmental waste when needed. The fuel will be stored in a double walled tanks. Mr. Muri asked about signs and lighting. Mr. Davis stated there will be one lamp post at the rear parking area. Signage details can be found on Sheet 7 with dimensions and a downward lit sign detail. There will be no lighting on Route 6.

Mr. Muri also questioned the type of business at ATS. Mr. Connolly stated their company is a family run business and rents construction equipment mainly to contractors. They will employ about 8 people. Mr. Muri asked about equipment cleaning and maintenance. Mr. Connolly said there would be some general cleaning and maintenance at the site which is taken care of by CYN Environmental. Mr. Davis stated the floor of the building will be 1 foot above the flood zone.

Mr. Cooper motioned to waive the flood plain district special permit requirement based on the minimal impact to the flood plain. Mr. Ennis seconded the motion. Motion passed.

Mr. Ennis motioned to close the public hearing for the Site Plan Approval and Groundwater Special permit. Mr. Cooper seconded the motion. Roll call – Jim Muri – aye; John Scanlon – aye; Christopher Cooper – aye; Steve Brooks – aye and Tom Ennis – aye. Motion passed.

Mr. Cooper motioned to endorse the Site Plan Approval. Mr. Brooks seconded the motion. Motion passed.

Mr. Cooper motioned to endorse the Groundwater Special Permit. Mr. Scanlon seconded the motion. Roll call – Jim Muri – aye; John Scanlon – aye; Christopher Cooper – aye; Steve Brooks – aye and Tom Ennis – aye. Motion passed.

Palmer River Development Co. LLC – 231 Perryville Rd. – 14-01C, 14-01GWSP – They have requested a continuance to March 4, 2015.

New Business

1. Clam Shack – small dormer addition -- discussion /Tom Nerney correspondence – Ms. Lea Benevides was present. She is proposing to add a dormer to an existing building, post fire damage. Tom Nerney has submitted a letter requesting a waiver since the dormer is less than 15% of the total square footage of the building.

Mr. Ennis motioned to grant the waiver on the Site Plan Approval. Mr. Cooper seconded the motion. Motion passed.

2. FY2016 Budget and Wages – Mr. Muri had a meeting with the Conservation Commission and they agreed to request a 5% wage increase for Ms. Bradley. Both Planning and Conservation want to be funded through fees and not by taxpayers.

Mr. Ennis motioned to propose a salary increase of 5% for Ms. Bradley.

Mr. Brooks seconded the motion. Motion passed

Old Business

Bliss Solar Farm – Tremont St. – Landscaping and Fencing – discussion – Mr. Muri stated he has not spoken to a Bliss Solar representative since the original site walk some time ago. He is concerned about the east and north side of the property. Mr. Ennis feels more than 5 trees are needed on the east side. Mr. Muri had a brief phone conversation with Braden Houston reminding him they were responsible for maintaining the buffers. Mr. Muri asked Ms. Bradley for her recommendations for foliage. She suggested more juniper and evergreens. Mr. Muri is inclined to require that Citizens Energy secure a landscape architect to provide adequate screening for the north and east side of the project to screen Tremont Street and residents on the east side. What Bliss Solar is proposing is inadequate and ambiguous. They need a professionally prepared planting plan.

Mr. Cooper motioned to have Ms. Bradley send a letter to Bliss Solar requesting a professionally prepared planting plan to be submitted to the Planning Board. Mr. Brooks seconded the motion. Motion passed

SunEdison – Sign Landscaping and Decommissioning Agreement – Ms. Bradley stated his matter went back and forth with town counsel several times and has been approved by town counsel for signature.

Mr. Cooper motioned to accept and sign the Surety for Decommission and Landscaping for SunEdison. Surety Bond is \$103,900.00. This is a combination of the Landscaping amount of \$27,700 and a Decommissioning amount of \$76,200.00.

Mr. Ennis seconded the motion. Motion passed.

Minutes

- | | | |
|--------------------|-----------------------|----------------------|
| 1. May 21, 2014 | 5. September 3, 2014 | 9. November 19, 2014 |
| 2. June 18, 2014 | 6. September 17, 2014 | |
| 3. August 6, 2014 | 7. October 1, 2014 | |
| 4. August 20, 2014 | 8. November 5, 2014 | |

Mr. Muri motioned to table the minutes to March 4, 2015.

Invoices

1. GZA – Hillside Estates –roadway repair review - \$1,994.40.

Mr. Cooper motioned to approve payment. Mr. Ennis seconded the motion. Motion passed.

2. Fuss & O'Neill – Perryville Farm (2) – \$708.72 and \$103.50

Mr. Brooks motioned to approve payment. Mr. Cooper seconded the motion. Motion passed.

3. Fuss & O'Neill – Idlewoods (2) - \$46.25 and \$408.02.

Mr. Brooks motioned to approve payment. Mr. Cooper seconded the motion. Motion passed.

4. Fuss & O'Neill – BlueWave Solar (2) – \$2,672.63 and \$1,242.20

Mr. Brooks motioned to approve payment. Mr. Cooper seconded the motion. Motion passed.

5. Fuss & O'Neill – The Preserve (2) - \$46.25 and \$435.00

Mr. Brooks motioned to approve payment. Mr. Cooper seconded the motion. Motion passed.

6. Fuss & O'Neill – ATS Equipment (2) - \$2,544.51 and \$1,070.26

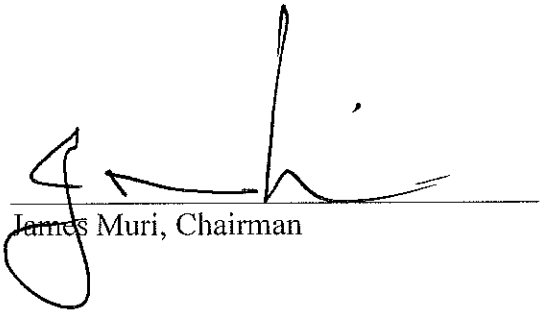
Mr. Brooks motioned to approve payment. Mr. Cooper seconded the motion. Motion passed.

7. W.B. Mason – office supplies – \$4.83

Mr. Ennis motioned to approve payment. Mr. Cooper seconded the motion. Motion passed.

Mr. Brooks motioned to adjourn at 8:22p.m. Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'James Muri', is written over a horizontal line. The signature is stylized with a large 'J' and a long horizontal stroke.

James Muri, Chairman