

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



Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Jake Kramer
Tish Vadnais
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

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**Meeting Minutes
December 4, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

Present: Christopher Cooper, Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa Sr, Tish Vadnais, Jake Kramer, Lynne Ferreira, Associate Member, and Daniel Roach Town Planner.

Absent: None

Mr. Cooper began the meeting with the Pledge of allegiance at 7021p.m.

Form A

1. Reynolds Ave – Dudley – 19-16A

Mr. Cooper explained the plans, asked if there were any questions.

Mr. Ennis asked if the powerlines go over the property?

Mr. Kramer stated that the powerlines do not go directly over the property.

There was discussion regarding the powerlines and the easement location.

Mr. Ennis made a motion to deny the endorsement if a 21-day waiver was not signed.

Mr. Moitozo seconded the motion. Motion passes.

2. 28 Smith Street – Provost – 19-15A

Mr. Peter Lavoie of Landmark Site Design was present.

Mr. Lavoie presented plans.

The board discussed the frontage issue and potential solutions. Also discussed approving the Form A & Form C at the same time.

Mr. Lavoie stated he would provide revised plans.

Mr. Costa made a motion to grant a 21-day waiver.

Mr. Kramer seconded the motion. Motion passes.

Public Hearings

1. 65 Barney Ave. – Almeida – 19-05 SPA, 19-05 GWSP

Ms. Wendy Almeida of 65 Barney Ave was present.

Mr. Cooper explained the issues with the documents submitted, increasing the foot print of the business without additional parking.

Mr. Moitozo stated that there isn't a lighting detail.

Mr. Costa asked if anything near the road is changing?

Ms. Almeida replied that nothing is changing near the road, explained the project further.
Mr. Cooper suggested that the engineer come to the next meeting to explain the technical details. Asked for specific lighting and parking plans.
Mr. Moitozo explained the parking regulations.
Mr. Cooper explained the letter that the applicant would need for a GWSP and the steps moving forward.

2. 150 Barney Ave. – Rosenfeld – 19-06 SPA, 19-05 GWSP

Mr. Todd Creel of Barney Ave asked about Barney Ave and Route 6 intersection and his concern with traffic.
Mr. Ennis made a motion to open the public hearing for the Marijuana Special Permit.
Mr. Costa seconded the motion.
Roll call vote. All replied “Aye”.
The board discussed traffic concerns.
Mr. Creel asked the distance to the police station?
Mr. Cooper explained the bylaw change outlining locations of where marijuana establishments are allowed.
Ms. Ferreira explained police patrol on Town of Rehoboth.
Mr. Creel explained concerns over the neighborhood safety.
Mr. Cooper explained that security measures are run by the police department and the applicant will be at the next meeting and can address any specific concerns.

3. 90 Pond Street – Rehoboth Renewables – 19-01 Solar, 19-03 SPA, 19-04 GWSP

Mr. Costa made a motion to grant a continuance until January 8, 2019.
Mr. Kramer seconded the motion. Motion passes.

4. By-law Changes - GWPD

Mr. Roach and Mr. Bertozzi briefed the board on the meeting with the Board of Selectmen.
Mr. Moitozo stated to send to an engineer that the town has worked with in the past 6 months to get their opinion.
Mr. Ted Ballard of 26 Heritage Road was present.
Mr. Ballard explained his thoughts on town meeting strategy.
The board discussed town meeting strategy and steps moving forward.
Mr. Ennis made a motion to allow Mr. Costa to contact Mr. Bill Napalitano at SRPEDD.
Mr. Moitozo seconded the motion. Motion passes.

Invoices

1. WB Mason - \$12.62 – Lynne’s Name Plate

Mr. Ennis made a motion to pay the above-named invoice.
Mr. Costa seconded the motion. Motion passes.

New Business

1. Group Homes - Discussion


Ms. Vadnais discussed the increase in group homes in Rehoboth.
Mr. Moitozo stated that the situation may be similar to 40Bs.
Mr. Cooper stated that Mr. Roach could ask town counsel.
Ms. Vadnais made a motion to have Mr. Roach ask town counsel about group homes, town rights, and if the town can do anything.
Mr. Ennis seconded the motion. Motion passes.

Adjournment

Mr. Costa made a motion to adjourn at 9:14 pm

Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman

Robert Moitozo, Vice-Chairman