

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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James Muri, Chairman
Edward Bertozzi, Vice Chair
Robert Moitozo
Tomas Ennis
Christopher Cooper
Stephen Brooks, Jr.
William Costa
Michael Costa, Assoc. Member

**Meeting Minutes
October 5, 2016
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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REHOBOTH, MA

Present: James Muri, Edward Bertozzi, Robert Moitozo, Christopher Cooper, Tomas Ennis, Steven Brooks, Jr., William Costa, Michael Costa

Town Planner – Leeann Bradley

Absent: Pledge at 7:02p.m.

Mr. Muri asked for a moment of silence in memory of E. Otis Dyer.

Form A

Public Hearings

1. 477 Winthrop St. LLC – 16-01SPA, 16-01GWSP – Mr. Mike Russell was present on behalf of the applicant. He submitted revised plans. The new plan shows new lot lines that conform to zoning regulations. The Form A was approved at the last meeting. There will be no additional signage. There will be security lighting over the doors that will be shielded. There will be no hazardous materials. The Planning Board will require that the applicant submit an affidavit confirming there will be no storage of hazardous materials. The permits will be prepared for signature at the next meeting on October 19, 2016.

Mr. Cooper motioned to approve the Site Plan Approval and Groundwater Special Permit applications contingent upon receiving the hazardous material affidavit from the applicant.

Mr. Bertozzi seconded the motion. Roll call vote. All aye.

Motion passed.

2. Subdivision Regulations Amendment – Mr. William Costa prepared a breakdown on how to assess fees. It was compiled by calculating who and what departments actually handle the Planning Board documents, as well as the office space in which the documents are processed. A copy of the spreadsheet will be sent to the Board of Selectmen and FinCom to ask them to do a similar analysis. Mr. Muri will add the last 3 years of fees into the spreadsheet compiled by Mr. Costa. This matter will be discussed at the next meeting on October 19, 2016 for a vote.

New Business

1. Traffic Signals/Signs – Discussion with Selectman Perry – Postponed to the October 19th meeting.

Old Business

1. Hydrogeological Regulations – Mr. Muri asked Ms. Bradley for an update. She stated she spoke to Health Agent, Mr. Robert Ashton who indicated that at this time the Board of Health does not want to pursue this, and that the Planning Board can take the reins as the board that writes and oversees the regulations and permit granting authority. Mr. Bertozzi and Hydrogeologist, Mr. Hermance put the regulations together which would require a Hydrogeological Survey for large developments. It would determine if the property to be developed and the surrounding areas have the ability to draw the necessary amount of water to supply the homes to be built in the new development as well as the existing surrounding homes. Town Counsel will be consulted regarding the Planning Boards authority to regulate this in our subdivisions regulations. Mr. Bertozzi feels the Board of Health really has the authority and could help the town. Mr. Ennis suggested asking the Board of Selectmen to ask the Board of Health to get involved. Mr. Muri will have a discussion with Selectmen Dave Perry to see what his thoughts are. They may be able to pursue it further. He also recommended asking Town Counsel if the Planning Board has the authority to include language in the subdivision control regulations which would mandate a Hydrogeological Study under the right conditions.

Mr. Bertozzi made a motion to take their amended proposal and submit it to Town Counsel. Mr. Muri also made an amendment to that motion and have Town Counsel determine whether or not it is legal for the Board of Health to enact such a regulation and also if the Planning Board can enact such a regulation under its subdivision control regulations.

Mr. Cooper seconded the motion. Motion passed.

2. Summer Street Solar – Town Counsel update. – Ms. Bradley stated she has not yet heard from them but will ask for an update.

Minutes

1.

Invoices

1. ARC – Large Copier (final invoice) – \$4.20

Mr. Ennis motioned to submit payment.

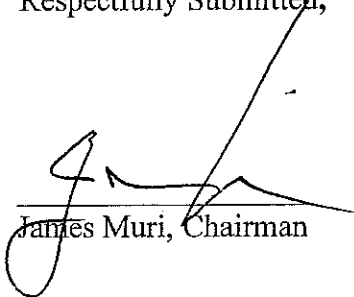
Mr. Brooks seconded the motion. Motion passed.

Adjournment

Mr. Brooks motioned to adjourn at 7:50p.m.

Mr. William Costa seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman