

PLANNING BOARD  
148 Peck Street  
Rehoboth, MA 02769  
(508) 252-6891 Telephone  
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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  
August 3, 2016  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

RECEIVED  
17 MAR 16 AM 9:18  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

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

Town Planner – Leeann Bradley

Absent: Robert Moitozo

Pledge at 7:07p.m.

Form A

1. J&J Realty Dev. Corp. – Slater St./Lois Ct. – 16-12A – Neither the applicant or the applicant's representative were present. Mr. Ennis recused himself from the meeting as he is an abutter. Mr. Bertozzi stated this is an unusual Form A as the lots are on the Attleboro/Rehoboth town line. The applicant wants to combine a Rehoboth lot with an Attleboro lot. Combining the 2 lots will satisfy the Attleboro lot size requirement but not the Rehoboth requirements for a buildable lot. Mr. Bertozzi suggested possible solution would be to add a legend on the plans for lot 22A1 stating "lot 22A1 now and when combined with lot B is not available as a site for a building." There is enough room to build on the Attleboro side of the combined lots. Mr. Bertozzi suggested the same language for the legend regarding lot 22A2 as "now and when combined with lot A is not available as a site for a building." Mr. Muri suggested that since the deadline is August 16<sup>th</sup> and the applicant or his representative is not present, the Planning Board could endorse the Form A without the legend information. The board could also deny the Form A since it does not meet the requirements of the Rehoboth Zoning By-Laws and ask the applicant to resubmit the plan with the legend language suggested by Mr. Bertozzi. Mr. Muri also suggested waiving the fee for the resubmittal. Mr. Cooper motioned to table this matter until the end of the meeting in hopes that the applicant or his representative will arrive. Mr. Bertozzi seconded the motion. Motion passed.

By the end of the meeting neither the applicant nor his representative was present.

Mr. Muri asked for a motion regarding the Form A

Mr. Bertozzi motioned to deny the endorsement of the Form A because the plans show a subdivision of land. However, if the applicant re-submits a new plan with a legend including the language stated above, then they could waive the fee and reconsider the Form A. A conversation amongst the board regarding the definition of a "structure" took place. It was suggested by Mr. Muri to change the language from "building" to "dwelling or principal structure".

Mr. Cooper seconded Mr. Bertozzi's motion. Motion passed.

Mr. Ennis abstained.

2. Santos -26/32 Davis Street - 16-11A – John and Cheryl Santos were present. Mr. Santos stated he now owns both pieces of property. One parcel was his mothers. He is taking 57' of frontage from his mother's parcel and adding it to his property. He is doing this to keep a swale on his property. Mr. Santos requested the fee be waived. Mrs. Santos informed the board that the Town of Rehoboth Form A application fee is approximately 4 and one half times higher than neighboring towns. Mr. Muri reminded Mrs. Santos of the various cuts the town has dealt with in recent years. The Planning Board decided a year or two ago to become self-sufficient. This required fee increases across the board so the Planning Board can become cost neutral to the town. He understands Mrs. Santos concerns. Mr. Muri and the Planning Board discussed the fee waiver/reduction issue. Mr. Muri asked Mr. Santos if he would consider withdrawing this Form A and resubmitting at a later time when the fee structure has been changed. Mr. Muri suggested granting a fee reduction until the fee structure can be revised. In this case the fee would now be \$400.00. The board suggested that Mr. Santos resubmit a new Form A with the new lower fee at a later time. A Public Hearing could take place the first or second meeting in September. Mr. and Mrs. Santos agreed to resubmit.

Mr. William Costa motioned to accept the withdrawal of the Form A.

Mr. Ennis seconded the motion. Motion passed.

Mr. Bertozzi motioned to schedule a Public Hearing as soon as possible regarding changing the Planning Board fee structure.

3. Estate of Evelyn Mae Bois – 68 Purchase St. – 16-13A - Mr. Otis Dyer was present on behalf of the applicant. He stated the estate is large and the property is a non-buildable lot and mostly wetlands. The estate has Lot 1 for sale and a buyer. The applicant is selling the house on Purchase Street, and the buyer doesn't want all the land.

Mr. Cooper motioned to endorse the Form A.

Mr. William Costa seconded the motion. Motion passed.

4. Albert and Debra Tatton – 30 Reynolds Ave. 16-14A – Mr. Otis Dyer was present on behalf of the applicant. He began by stating it is former town property. In 2011 it was decided by the town to sell the property to the neighbors. Part of Lot 1 was created in 1947 as pre-existing, non-conforming use. This Form A is to settle boundary lines. A new plan will be submitted to show a change in annotation.

This matter will be continued at the next Planning Board meeting on August 17, 2016

Public Hearings

1.

New Business

1. Traffic Signals/Signs – Discussion with BOS – This matter has been postponed until the September 7<sup>th</sup> meeting.

2. Signatory Authority

Mr. Costa motioned to appoint Mr. Muri and Mr. Moitozo as the signatory authorities for the Planning Board.

Mr. Brooks seconded the motion. Motion passed.

Old Business

1.

Minutes

1.

Invoices

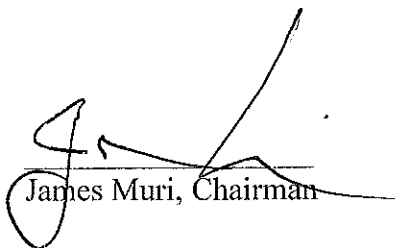
1.

Adjournment

Mr. Bertozzi motioned to adjourn at 8:30 p.m.

Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman