

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

**Meeting Minutes
November 16, 2016
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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OFFICE OF THE TOWN CLERK
REHOBOTH, MA

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

Town Planner – Leeann Bradley

Absent:

Pledge at 7:05p.m.

Form A

1. Otis H. Weeden – Dewey Ave. – 16-21A – Ms. Rachel Smith was present on behalf of the applicant. She began by stating Dewey Avenue is a private road with non-conforming, grandfathered lots. There is a small 60' x 100' lot and the owner is unknown. Abutters on each side were using the lot for lawns and septic systems. Mr. Weeden was able to find the owner and purchased the lot and wishes to divide it with the neighbor due to the septic system on one side. This will solve occupation problems.

Mr. Moitozo motioned to endorse the Form A.

Mr. Cooper seconded the motion. Motion passed.

2. Vickery/Doege – 1238 Oakhill Ave. - 16-22A – Ms. Rachel Smith was present on behalf of the applicant. Ms. Smith confirmed for Mr. Muri that this land is being donated. She stated the Planning Board signed a plan almost identical to this one 2 years ago when the applicant first starting the process of donating the land. They split off Lot 1 in the front and the back land is to be donated to the Attleboro Land Trust. The state has since decided the lot in the back must be divided into 2 lots separating the Attleboro lot from the Rehoboth lot even though all of it is being donated to the Attleboro Land Trust. The Conservation Restriction will be held by Attleboro and Rehoboth. The stated requested revised plans separating the back lot into 2 lots. The plan is creating a 10' wide access easement across the front lot which will be for land trust use only to check on the land. Mr. Muri read a letter submitted by Otis Dyer Sr. requesting the Planning Board waive the fee for the land being donated.

Mr. Bertozzi motioned to waive the fee for the Form A.
Mr. Brooks Jr. seconded the motion. Motion passed.
Mr. Cooper motioned to endorse the Form A.
Mr. William Costa seconded the motion. Motion passed.

Public Hearings

New Business

1. Discussion with Selectmen Perry –

(a) Traffic Signs – Mr. Perry began by stating there are times when townspeople request various traffic signs be installed to reduce the speed limit, stop signs etc... The Board of Selectmen receive these letters often, as well as the Police Department. The DOT regulates speed limits and just set forth new regulations on installing signs and how to determine the speed limit on streets. It's a state wide regulation. He added the new Highway Superintendent will be cataloging every street. It will include information regarding the characteristics of the street, repairs and street rating. It will also be used as a place to record concerns by townspeople and various boards in town as well. It will also note drainage issues. If a street complaint is received it can be recorded on the database with the Highway Department. The Police Department will also be able to look at this database if they receive a concern. Mr. Perry informed the Planning Board they will also have access to the database if concerns come up for sub-divisions. Mr. Perry will find out what the regulations are for adding signs and have it in writing for future reference. He added this database will be a good way to document concerns.

(b) Hydrogeological Assessment Regulations - Mr. Muri began by stating that 40B projects are on the rise and will have an adverse effect on wells. The Board of Selectmen's support is needed for this bylaw. There are density issues for wells and septic systems. Mr. Jack Hermance has helped to put this bylaw together. Mr. Muri would like the Board of Selectmen to have a discussion with the Board of Health in hopes they will adopt the regulations that the Planning Board has put together. The Board of Health has had it for a year. Ms. Rachel Smith came forward as a representative of the Board of Health. She stated everyone on the board has looked at the regulations and they agree the water supply is a big concern and they agree with the general concept of having a study for larger developments. Hydrogeologist, Mr. Jack Hermance looked at it and felt it needs to be simplified. The Board of Health feels a trigger should be a 2 step criteria and the qualifications of the person doing the study is too strict. Mr. Muri suggested holding a workshop between the Planning Board and the Board of Health and Mr. Hermance to look over the regulations, make changes, and come up with language that is acceptable so they can move forward. Mr. Perry added that if the town does not have regulations in place, they become a target for 40B projects. Mr. Hermance suggested that instead of a workshop the Board of Health mark up the document and then forward it to the Planning Board for review. Mr. Muri suggested a follow up meeting after the Board of Health makes revisions. Mr. Bertozzi will attend the next Board of Health meeting on December 20th. A revised draft of the regulations will be sent to the Health Agent for distribution after Ms. Bradley receives it from Mr. Bertozzi. Mr. Bertozzi reviewed modifications for triggers. Trigger #1 is a 25 lot subdivision. Trigger #2 is a maximum density of 24. The new radius shall be 700'. Mr. Hermance suggested leaving the triggers open until there is some input from hydrogeological experts in the New England area that he has been in contact with.

Mr. William Costa motioned to send the latest draft of the regulations to the Board of Health, once it's received from Mr. Bertozzi.

Mr. Brooks seconded the motion. Motion passed.

2. Sign Bylaw – Discussion – Mr. Moitozo noted he did not see anything regarding enforcement in the Bylaw. Ms. Bradley stated the Zoning Enforcement Officer would handle enforcement in the form of possible fines or a cease and desist. He also questioned the definition of traffic signs and suggested it should be changed to all caps SIGNS in the bylaw. Building Inspector Mr. John Santos will be consulted regarding a new billboard on Rte. 195. It is unclear if he has to issue a building permit for billboards.

3. Chapter 61A – Right of First Refusal – Map 1, Lot 26, 3.32 acres off Mason Street - Noons
Mr. Moitozo motioned to notify the Board of Selectmen they do not recommend exercising their Right of First Refusal for 49 Salisbury St.
Mr. Cooper seconded the motion. Motion passed.

4. Chapter 61A – Right of First Refusal – Map 1, Lots 25,44,45 and 46, 21.34 acres off Mason Street - Noons -
Mr. Moitozo motioned to notify the Board of Selectmen they do not recommend exercising their Right of First Refusal for 53 Carpenter St.
Mr. Cooper seconded the motion. Motion passed.

Old Business

1.

Minutes

1.

Invoices

1.

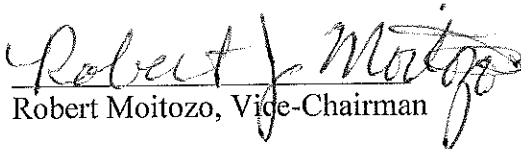
Adjournment

Mr. William Costa motioned to adjourn at 9:45p.m.

Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,

James Muri, Chairman


Robert Moitozo, Vice-Chairman