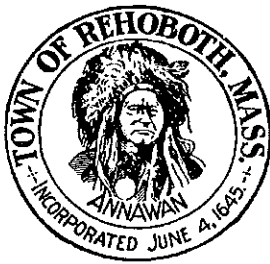


PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
(508) 252-6891 Telephone
(508) 252-5342 Facsimile



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

**Meeting Minutes
April 15, 2015
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, Christopher Cooper, Tomas Ennis, John Scanlon,
Town Planner – Leeann Bradley

Absent: Robert Moitozo, John Moriarty, Stephen Brooks Jr.

Pledge at 7:00p.m.

Form A

1. JPF Family Ltd. Partnership – off Plain St. – 15-05A - Mr. Otis Dyer was present on behalf of the applicant. There is a wooded lot that is being split in half. One half to each abutting neighbor on Turner Court.

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

Public Hearings

Moonlight Estates – 14 Tremont Street – 15-01C – The applicant requested a continuance to May 6, 2015.

Palmer River Dev. LLC – 231 Perryville Rd. – 14-01C, 14-01GWSP - The applicant requested a continuance to May 6, 2015

Zoning Bylaw Amendment – Dog Kennels – Article 2, Article 4.1, Article 4.2 and Article 4.3 –

Mr. Richard Panofsky from the Animal Advisory Council was present. The purpose of this zoning amendment is only to clean up the language so it coincides with the state law language. The kennel permitting will transfer from ZBA to BOS. Question asked to define a Commercial Breeder in MGL Ch. 140, Sec. 136A No comments from public.

Mr. Ennis motioned to close the public hearing. Mr. Bertozzi seconded the motion. Motion passed.

496 Winthrop St. – Celray, LLC – 15-01SPA, 15-01GWSP - Mr. Otis Dyer was present on behalf of the applicant Mr. Raymond Fournier who was also present.

Mr. Ennis motioned to open the public hearing. Mr. Bertozzi seconded the motion. Roll call vote. All aye. Mr. Dyer stated the applicant owns property on both sides of a paper street. They are

renovating the building with no increase in building size or the impervious area. It is currently an auto sales business. A new septic system has been installed. The building will be a roofing company and will house trucks on site. There will also be storage, office and showroom areas. It is a home improvement contractor, siding and windows business. There will be seven (7) vehicles stored inside which consist of three (3) box trucks and four (4) pick-up trucks. No fuels or hazardous materials and no asphalt sealers will be stored on the property. The applicant wants to rebuild the roof on the left hand side. The doors and windows will be replaced, and the parking lot will be repaved and striped for four (4), 10'x20' parking spaces. The sign has been moved behind the highway line and is now on a brick planter. There will be no change to the grading, no excavation, and no change to drainage patterns. There are two (2) above ground oil tanks that will remain. The sign is interior lit. There will be down lit lighting on the overhangs. Mr. Muri complimented the applicant on the dramatic improvement to what is currently existing. He asked about the dumpster locations. The applicant stated the dumpster is around back on a concrete pad. Mr. Muri requested a clean copy of plan without paper roads. He would like to have an asbuilt plan of what will be existing. Mr. Muri wants an asbuilt plan submitted as a condition when completed. There will be negligible impact on GWPD. The hours of business operation will be 6am-9pm. Each entrance will have one down lit light. Mr. Scanlon motioned to close the public hearing for the SPA and GWSP. Mr. Cooper seconded the motion. Motion passed. Roll call vote...all aye. Mr. Cooper motioned to approve the SPA and GWSP special permits. Mr. Scanlon seconded the motion. Motion passed. Roll call vote...all aye.

Subdivision Rules and Regulations Amendments – Mr. Ennis motioned to open the public hearing. Mr. Cooper seconded the motion. Motion passed. Mr. Muri presented a spread sheet on the projector outlining the Planning Board fees. The Planning Board budget has been cut back steadily over the past several years. The Planning Board wants to become cost neutral or income generating. They only want those that use the Planning Board services to pay, not just the tax payers. Mr. Nicholson from the Conservation Commission was present. Mr. Muri noted that personnel and office equipment are shared resources for Planning and Conservation and can be lumped together for financial purposes. Approximately \$26,000.00 in fees has been generated annually over the last 3 years by the Planning Board. Mr. Muri estimated a figure the Conservation Commission will need to contribute annually of approximately \$15,000.00 in order to cover the aide wages and miscellaneous expenses. He also noted \$77,000.00 is funded by the town to maintain Planning and Conservation. Mr. Muri also added a 20% contingency bringing the total to \$92,400.00. This will require a 123.89% increase. The Planning Board will need a 200% increase on all fees in order to cover fees, salaries and expenses. Mr. Nicholson from the Conservation Commission stated they want to be self-sufficient as well but will need to go to town meeting to change fees. Mr. Muri suggested they look at fees from other towns. There is some room to increase the fees. The Conservation Commission will go to fall town meeting to state their intention to raise fees in the future.

Mr. Bertozzi motioned to incorporate these new fees into the subdivision control regulations. Mr. Cooper seconded the motion. Motion passed.

Mr. Muri suggested changing the minimum lot size and shape requirement in the subdivision control regulations. A discussion with regard to the town of Concord's bylaw 501.3 on this subject took place. Mr. Muri will come back to the board with revised language for lot size and shape requirements for the next meeting for a vote. Mr. Muri reviewed the HDPE regulation and stated that it looks good. They will remove vitrified clay use language from the regulations. HDPE is preferred.

Mr. Ennis motioned to amend the previous fee schedule to include a \$1,000.00 fee for "Request for Extension of Form C Approval to Extend Construction Period". Mr. Bertozzi seconded the motion. Motion passed.

Mr. Cooper motioned to continue the public hearing for the subdivision rules and regulations amendments until the meeting of May 6, 2015. Mr. Bertozzi seconded the motion. Motion passed.

New Business

Housing Production Plan – Review Draft – This matter will be discussed at the meeting of May 6, 2015.

567 Winthrop St. – Waste Tech – It was observed that there was construction of a retaining wall without a request to modify the Site Plan Approval. Mr. Russell Weddell, Esq. and Mr. Dale Sousa were present. They are proposing a retaining wall on the left hand side of the property for safety reasons and to prevent erosion of gravel. They will need to appear before the Conservation Commission as this work falls within the 100' buffer zone to a wetland resource area. They are in the process of pouring a concrete wall and do not wish to modify the Site Plan Approval. The Board instructed them to check with the Building Inspector to see if there is a need for a permit for a wall over 4'. The driveway is gravel and will not be changing the impervious area. Also, no drainage changes are proposed. Mr. Bertozzi and Mr. Cooper stated that this is an improvement and is a modification to the existing SPA and may require a public hearing. However, it could be considered a minor modification with no public hearing but Mr. Sousa would need an updated plan submitted to the office.

Mr. Ennis motioned to approve the change as minor modification with the condition that Mr. Sousa notify the Conservation Commission and submit an updated plan to the office. Mr. Cooper seconded the motion. Motion passed.

Old Business

Bliss Solar Farm – Tremont St. – Landscaping and Fencing – Everything looks good. A letter will be sent to Citizens Energy and reference the O&M language in plan.

Minutes

- | | | |
|--------------------|-----------------------|-----------------------|
| 1. April 28, 2014 | 6. September 3, 2014 | 11. December 3, 2014 |
| 2. May 21, 2014 | 7. September 17, 2014 | 12. December 17, 2014 |
| 3. June 18, 2014 | 8. October 1, 2014 | 13. January 7, 2015 |
| 4. August 6, 2014 | 9. November 5, 2014 | 14. January 14, 2015 |
| 5. August 20, 2014 | 10. November 19, 2014 | 15. February 18, 2015 |

Minutes to be discussed/approved at the meeting on May 6, 2015

Invoices

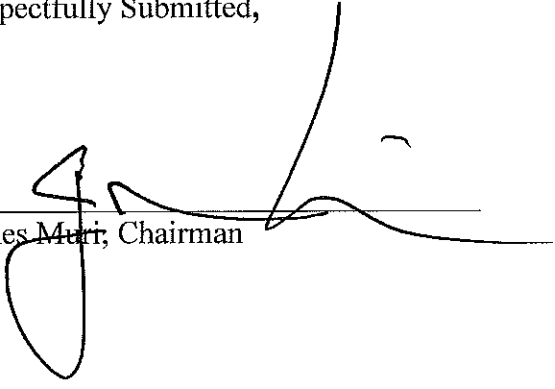
1. Fuss & O'Neill – The Preserve - \$25.00
2. Fuss & O'Neill – Perryville Farm - \$207.00
3. Fuss & O'Neill – ATS Equipment - \$25.00

Mr. Cooper motioned to submit payment to Fuss & O'Neill for the above invoices. Mr. Ennis seconded the motion. Motion passed.

Adjournment

Mr. Cooper motioned to adjourn at 10:15pm. Mr. Ennis seconded the motion. Motion passed.

Respectfully Submitted,


James Muri, Chairman