

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Michael Costa
Michael Costello
Leeann Bradley – Town Planner

**Meeting Minutes
December 6, 2017
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

Present: Christopher Cooper, Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa Sr., Michael Costa, Michael Costello

Town Planner – Leeann Bradley

Absent:

As Mr. Cooper was not yet present, Mr. Moitozo began the meeting with the Pledge at 7:05p.m.

Form A

1. Eileen Rushing – 210 Tremont St. – 17-10A - Waiver of time granted. Continued until the applicant has received a Special Permit from ZBA.

2. John Ferreira (Cairone) – 2 Willow Way & 32 Linden Lane – 17-15A – Mr. Chris Andrade from Insite Engineering was present on behalf of Mr. Ferreira. He is proposing taking a portion of existing lot 42 and deeding it over to subdivision lot 41. This portion is currently being used as a soccer field and the parcel will be deeded over as a temporary easement. The purpose is to gain relief of the side yard setback for the proposed garage. Mr. Moitozo asked what a temporary soccer easement is. Mr. Andrade stated that currently the soccer field encroaches on to the house lot. Until it is no longer a soccer field it will remain an easement. The soccer field will stay there. When the soccer field is gone the easement will go away.

Mr. Costello motioned to endorse the Form A.

Mr. Ennis seconded the motion. Motion passed.

Public Hearings

1. Boys & Girls Club of Pawtucket – 205 Winthrop St. – 17-02GWSP – 17-03SPA –

Mr. Costello motioned to open the public hearing.

Mr. Ennis seconded the motion. Motion passed.

Mr. Bruce Hagerman was present on behalf of the applicant. He is proposing a repair of an existing in-ground pool and concrete patio surround. The existing pool is approximately 120' long by 16' wide. Backwash from the filter system currently goes into a dry well. The entire pool area is located in the floodplain. The existing concrete patio will be replaced by a new one.

The existing wood structure for the filter will be demolished and a new structure will be built. The new filter system will have a much smaller backwash volume. The backwash will be dechlorinated before it is used for irrigation. The improvements will make the pool easier to maintain and the filter system will be more efficient. It will eliminate the need for a dry well. The water level in the pool is lowered in the winter by approximately 3 feet. Rain water helps fill it up in the spring. Mr. Costello noted everything looked good and nothing jumped out at him. The project has been approved by the Gravel Committee.

Mr. Costello motioned to close the public hearing.

Mr. Moitozo seconded the motion. Motion passed.

Roll call vote. All aye.

Mr. Costello motioned to approve the Site Plan Approval and the Ground Water Special Permit.

Mr. Ennis seconded the motion. Motion passed.

Roll call vote. All aye.

*Not on Agenda: Mr. Costello brought to the boards attention Eastwood Estates noting it has been paved and they are starting the first house. All looks good so far and he will keep an eye on it. He also mentioned The Preserve and Idlewood Estates both had topcoat on. He was present while the paving was being done. His other concern was that paving started at 7am and the temperature was 28 degrees. He spoke to the towns engineer and instructed them they need to make sure the temperature of asphalt coming in and going down is at the right temperature. They had a thermo gun with them checking every load. There was a problem on the Swansea end of Idlewoods due to a regulation stating it had to be above 50 degrees before they could pave. By the time they arrived the temperature was 53 degrees. Mr. Costello is wondering if the town should adopt a regulation such as this. If the asphalt is cold it will create a pothole. Mr. Costello presumes the developer will come to the next town meeting in May asking for road acceptance. He will make sure all requirements are met.

New Business

Meeting Schedule for 2018 – Mr. Bertozzi motioned to approve the 2018 Meeting Schedule.

Mr. Ennis seconded the motion. Motion passed.

Old Business

Zoning Bylaw recodification - discussion – Mr. Bertozzi will resurrect the bylaw and ask Mr. Mike O’Hern to come in and ask what he wants to do about some concerns he has. Mr. O’Hern will be asked to attend the next meeting.

Minutes

Invoices

Adjournment

Mr. Moitozo motioned to adjourn at 7:40pm

Mr. William Costa Sr. seconded the motion. Motion passed.

Respectfully Submitted

Christopher Cooper, Chairman

Robert Moitozo, Vice-Chairman