

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



Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Jake Krammer
Tish Vadnais

**Meeting Minutes
July 11, 2018
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

Present: Christopher Cooper, Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa Sr., Tish Vadnais

Absent: Jake Krammer

Mr. Moitozo began the meeting with the Pledge at 7:04p.m.

Form A

1. 158 Wheeler Street – Kusiak - 18-08A

Rachel Smith from Otis Dyers office on behalf of the applicant was Present

Ms. Smith stated that the Form A will create two parcels, existing house will be Lot 1 with 2.32 acres and 242.65' frontage, Lot 2 will be a retreat lot with 10.51 acres and 100' of frontage

Mr. Bertozzi moved to endorse the plans

Mr. Ennis seconded the motion

Motion passes

1. 14 Mayflower Lane – Weigand - 18-09A

Rachel Smith from Otis Dyers office on behalf of the applicant was Present

Ms. Smith stated the Form A will create a non-buildable parcel A of 8.18 acres, leaving the house at 14 Mayflower Lane with approximately 11 acres

Mr. Bertozzi moved to endorse the plans

Mr. Ennis seconded the motion. Motion passes

New Business

1. Ground Water Protection Map - Update

Mr. Bertozzi stated that SERPD would be coming to the next meeting to discuss the new proposed grown water protection district map, it will be a much larger area that is mapped out now.

Invoices

1. The Sun Chronicle – Legal notice - \$182.88

Mr. Ennis moved to submit payment for the above invoices.

Mr. Costa seconded the motion. Motion passed.

2. Fuss & O'Neil – MVP Program - \$15,000.00

Mr. Bertozzi explained that this invoice will be paid for by a grant.

Mr. Ennis moved to submit payment for the above invoice

Mr. Bertozzi seconded the motion. Motion passes

3. Fuss & O'Neil – April Invoice - \$971.58

Ms. Vadnais moved to pay the above invoice

Mr. Ennis seconded the motion. Motion passes

Public Hearings

1. 469 Winthrop Street – Antunes – 18-01SPA, 18-01GWSP

Mr. Jeff Tallman was present from SiTEC Engineering on behalf of the applicant.

Mr. Tallman stated that the project has gone through review with the town engineer. The drainage report has been revised. The calculations are the same, the wording is different. He presented pictures of what the proposed façade will look like and wrote on the pictures to show the details and materials to be used. An update landscaping plan was also presented to the board.

Mr. Bertozzi asked Mr. Tallman to walk through the new proposed landscape plan.

Mr. Tallman explained the revised landscape plans to the board.

Mr. Moitozo asked about lighting, it stated in the plans to be on all night

Mr. Tallman stated he would change the note on the plan to show for security purposes only.

Mr. Costa moved to close the public hearing

Mr. Ennis seconded the motion.

Upon a roll call vote all members voted "I". Motion passes

Mr. Moitozo moved to approve the Site Plan

Mr. Costa seconded the motion

Upon a roll call votes all members voted "I". Motion passes

Mr. Moitozo moved to approve the Ground Water Special Permit

Mr. Bertozzi seconded the motion.

Upon a roll call vote all members voted "I". Motion passes

Mr. Bertozzi amended the motion to approve the Site Plan with the following to be included: The photo attached to the approval that shows the building façade, and the changed to the landscape plan.

2. 17 Skyla Way behind 48 Colonial Way – DuVally – 18-01C

Mr. Costa moved to open the public hearing

Mr. Ennis seconded the motion. The public hearing is now open

Mr. Robert Davis of InSite Engineering was present on behalf of the applicant

Mr. Davis stated the project is on a 32 acre parcel, will be a subdivision with 11 single family house lots, 1600 sq. feet of roadway. The access to the roadway will be through Skyla Way. The roadway is 23ft wide. Drainage is provided for a 50 year storm. There is no flooding impact for up to a 100 year storm. No gravel will be removed off site.

Mr. Costa moved to have the project reviewed by Fuss & O'Neil

Mr. Bertozzi seconded the motion. Motion passes

Abutter Sara Huber of 95 Hillside Ave.

Ms. Huber was questioning the wetland flag layout from wetland flag 3-30B and flags 101-129.

Mr. Davis stated that there had been an ANRAD filed previously with the Conservation Commission. He also stated that there is a Notice of Intent filed with Conservation Commission.

Ms. Huber stated that there were two ponds on the property and they are now gone.

Another abutter came up and spoke of the pond being gone as well. She was also concerned if the stonewall that defines the edge of the property would be removed.

Mr. Davis stated he would be happy to discuss any of the wetland issue at the Conservation Commission meeting when the Notice of Intent is discussed. The stonewall in question will not be removed.

Abutter Mr. Huber 95 Hillside Ave.

Mr. Huber asked the board to inspect the plans and alter them as needed so the project stays with the look of Rehoboth.

Mr. Moitozo stated that the applicant has to follow the by-laws, and the board can approve based on those by-laws.

Mr. Ennis asked in regards to lot 2 and the jet out

Mr. Davis stated he would adjust that part of the plan if needed.

Mr. Moitozo stated that a full walk through of the site should be done.

Mr. Ennis moved to request Fuss & O'Neil to review the project

Mr. Costa seconded the motion. Motion passes

New Business

2. Prosperity Partners – Decommissioning Plan

Prosperity Partners Renewables Solar were present.

They discussed with the board what needs to be done to the Decommissioning Plan. They explained that the project was with Sun Connect. The project has since gone through a re-study. The site plan is preliminary only. They do need to add equipment to the existing pad. The equipment that needs to be added to the existing pad is a small energy storage unit. The energy storage unit makes the solar panel more efficient.

Mr. Ennis asked how loud the energy storage unit is.

Prosperity Partners stated that the storage unit is no louder than a blow-dryer.

Mr. Bertozzi asked what type of surety the applicant plans to use for the project.

Prosperity Partners stated they plan to use bonds.

Mr. Bertozzi stated the board prefers a cash escrow account.

Prosperity Partners stated that there no utility poles on the project, everything will be underground.

Mr. Bertozzi asked for a letter with the changes to the project.

Prosperity Partners stated they would provide bond language, a final set of plans, and a punch list of all change that will be made.

Mr. Cooper asked how safe the storage units are.

Prosperity Partners stated the units have been around a long time, and there are specific controlled circumstances that would cause the unit to fail.

3. County Street – Solar Photovoltaic Application

Mr. Moitozo stated the board had received an application for a solar photovoltaic. The application is missing information for the Groundwater district. The projects proposed clearing is in the well head buffer. The proposed project will require a GWSP. There is also work in the wetlands buffer zone. They will need to also file with Conservation Commission. The applicant asked for waivers, the Board did not agree with any of them.

Mr. Cooper asked that a letter be composed to have the applicant and their engineer to come to the July 24, 2018 Planning Board meeting. So the board could discuss the mentioned issues with them.

Adjournment

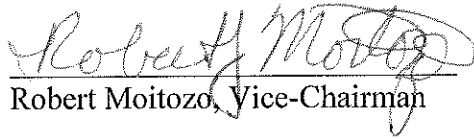
Mr. Costa motioned to adjourn at 9:36pm

Mr. Ennis seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman



Robert Moitozo, Vice-Chairman