

## Ten Suggestions for Presenting Testimony at Public Hearings

1. You should stand and state your name and address each time you speak.
2. Feel free to use the proposed plan to point out concerns you may have and try to stand so the board can see the area which you are referring.
3. Try to state all of your questions or concerns at once and then allow the next person to speak.
4. Be polite and respectful of differing opinions.
5. While you may have questions for the applicant, you should address them to the board. The board may direct the applicant to keep a record of questions asked and answer them all at once.
6. Avoid personal attacks stick to issues relating to the project and within the scope of the Boards review
7. Don't ask to speak again until all have had an opportunity to be heard.
8. It is fine to say "I agree with Mr. Smith about traffic" rather than restating the same concerns
9. Comments made at a hearing need not be repeated at subsequent hearings unless they have not been addressed
10. Remember that you will not be notified by mail of continued hearings.

## TYPES OF APPLICATIONS

### Plans Not Requiring Approval Under the Subdivision Control Rules & Regulations

The Planning Board ensures this type of plan complies with the Zoning Bylaws

### Subdivisions

The Board acts on subdivisions based on the authority of the MA Subdivision Control Law (MGL Ch.41, Sec.8) and local Subdivision Rules & Regulations. Plans either must comply with these requirements or the applicant must request waivers be granted. The board has discretion in acting on waivers to consider those that are in the best interest of the design of the project and of the Town. Subdivisions must also comply with Town zoning requirements. The board will focus on issues relating to the subdivision roadway construction such as drainage, grading, erosion control, sidewalks, and curbing. The board will also consider traffic safety and development of an overall interconnected roadway network

### Site Plan Approval

The purpose of the Site Plan Approval process is to further the purpose of the Zoning Bylaws and to ensure that new construction is designed which reasonably protects visual and environmental qualities and property values of the town, and to assure adequate drainage of surface water and safe vehicular access. Decisions by the board can be appealed to the Zoning Board of Appeals within 20 days from the date of the closed hearing.

### Special Permits

The board acts on certain special permits that are allowed by the Zoning Bylaws such as Site Plan Approval, Groundwater Special Permits and applications for Wind & Solar. The same rules apply that are in affect for the Zoning Board of Appeals.



## Town of Rehoboth Planning Board

### An Abutter's Guide

The Planning Board has prepared this guide to explain what you, as an abutter to a proposed development project, can expect during the process of review of this project. It is not intended to be a legal guide, but to help you understand how to participate in hearings, get information and best communicate any concerns you may have.

### Planning Board Members

Christopher Cooper, Chairman  
Robert Moitozo, Vice –Chairman  
Edward Bertozzi  
Thomas Ennis  
William Costa Sr.  
Tish Vadnais  
Jake Kramer  
Lynne Ferreira, Assoc. Member  
Daniel Roach, Planner

148 Peck Street  
Rehoboth, MA 02769  
Mon—Thur. 8-4 & Fri 8-12

## **What is the Planning Board?**

The Planning Board has seven elected members. The board has the responsibility to review proposed development projects and to make decisions on them in accordance with state statute and local bylaws. The board holds its hearings in the evenings on the first and third Wednesdays of the month. Board members have a variety of backgrounds and volunteer their time to serve on the board.

## **How can I Find Out More About What is Proposed?**

An application, plans and supporting materials are on file at the Planning Board office. 148 Peck Street, Rehoboth, MA 02769. Mon-Thurs. 8:00am—4:00pm & Fri. 8:00am—12:00p.m. You are welcome to review this information and may pay for copies of any information you would like to keep. Copies cost .20 cents/letter size pages or \$5.00/plan size page.

## **What Issues Does the Board Considered ?**

State law and town bylaws define the scope of issues that the board can consider in reviewing projects. In presenting testimony (oral or written) it is most helpful to focus on the reverse.

## **What should I Expect at the Public Hearing ?**

The notice you receive in the mail tells you when the public hearing is scheduled. It is also published in the legal notices in the Sun Chronicle (the paper used to publish the legal ad is listed on the public hearing notice you received.)

At the hearing, the applicant will present plans and explain what is proposed for the board and audience. The board will ask questions, generally where clarification is needed. There will be opportunity for those in the audience to ask questions or offer differing opinions. Comments may also be submitted in writing.

Since the board often hears several projects in an evening, hearings last a specific period of time. At the end of time, the hearing may either be closed or continued.

Occasionally, for simple projects, hearings can be completed in one night and are closed, meaning that no further testimony is taken. More often, hearings will be continued with directions given by the board to the applicant on revisions to the plans or additional information that is needed. Continued hearings may be several weeks or months in the future depending on how long it takes the applicant to gather the required information and the board's workload.

Occasionally, the hearing process is delayed due to weather, the absence of a board member or at the applicant's request. To verify that a hearing is being held on scheduled date, you can call the Planning Office.

## **How can I Make My concerns Known If I Cannot Attend?**

Comments can be submitted in writing prior to the close of the public hearing. Copies will be provided to the board members. As with all testimony, it is helpful to raise concerns early in the process.

## **What Happens After the Hearing?**

After the hearing and the record is closed, no new information can be submitted. The board deliberates and writes a decision at a board meeting. The board generally approves a plan with conditions or denies it if it does not meet town standards.

## **Will I be Notified of the Decision?**

Copies of subdivision decisions and street improvements are not sent to abutters. You may request a copy of any decision from the Planning Board office for a minimal charge of .20 cents/letter size page.

## **How Can I Appeal?**

Appeals may be made to the Superior Court (and in some cases Land Court). For subdivision decisions and Special Permit and Variance decisions, there is a 20-day appeal period starting from the date the decision is filed with the Town Clerk. You will not receive notice of any appeals filed by other parties (such as the applicant)